HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: May 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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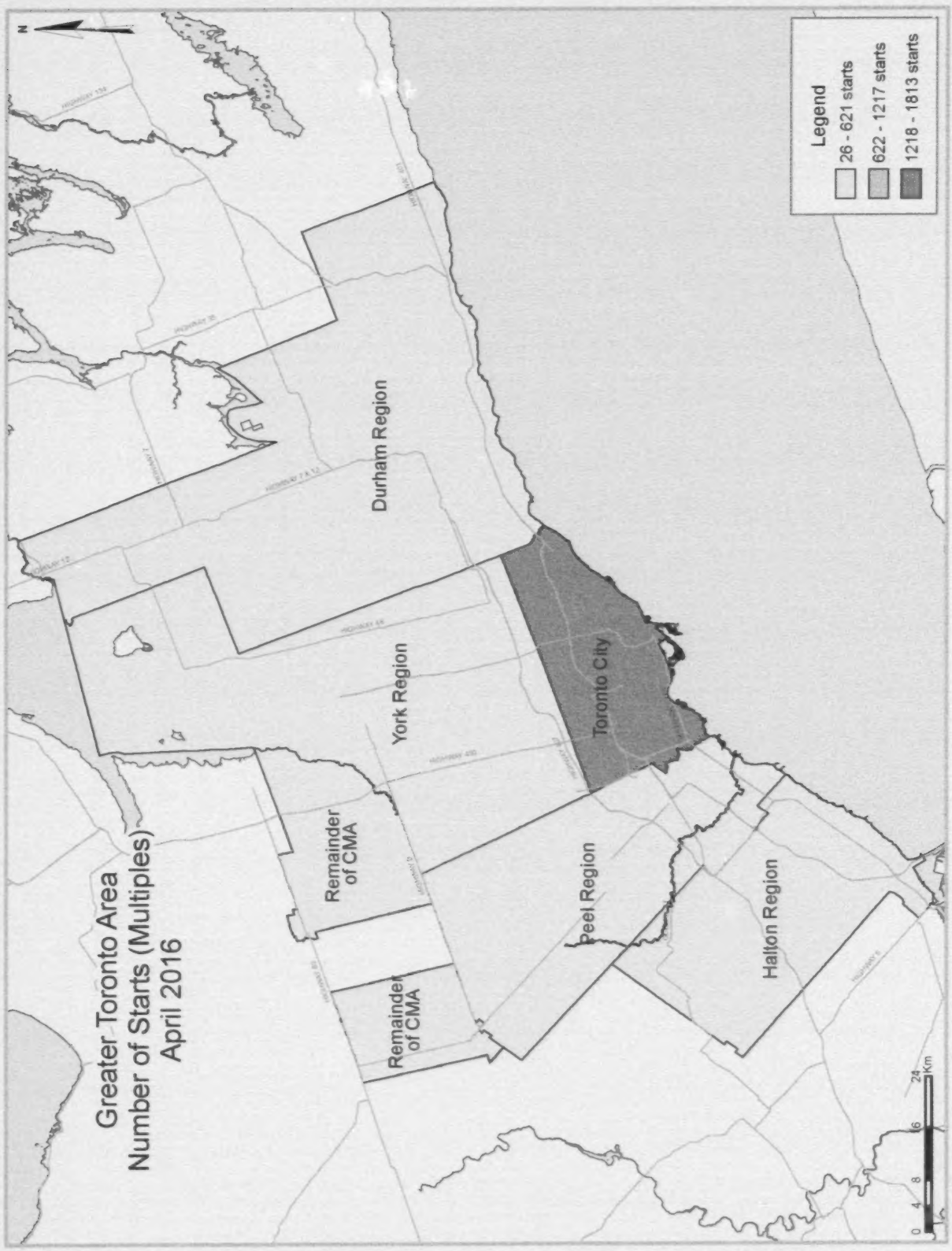
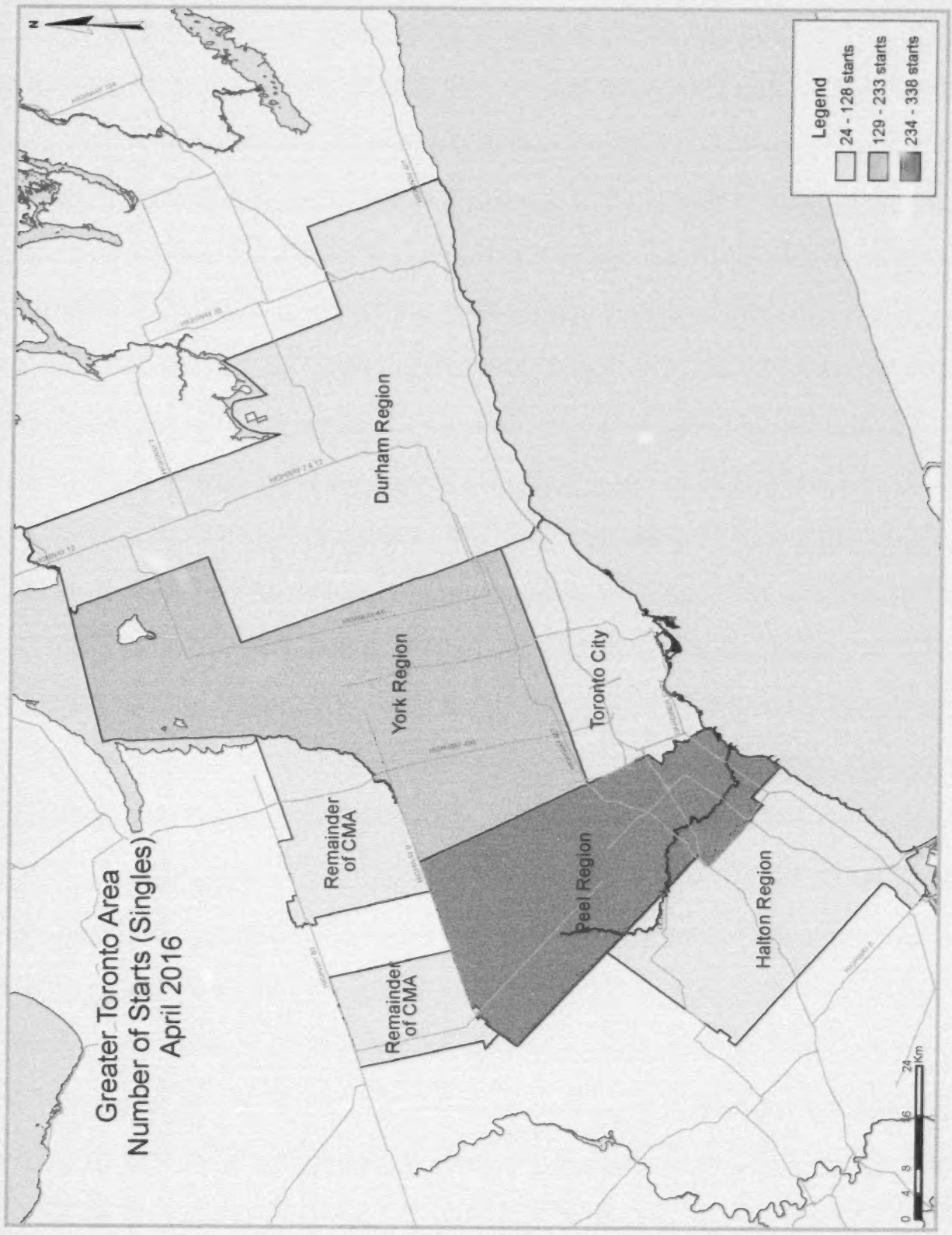
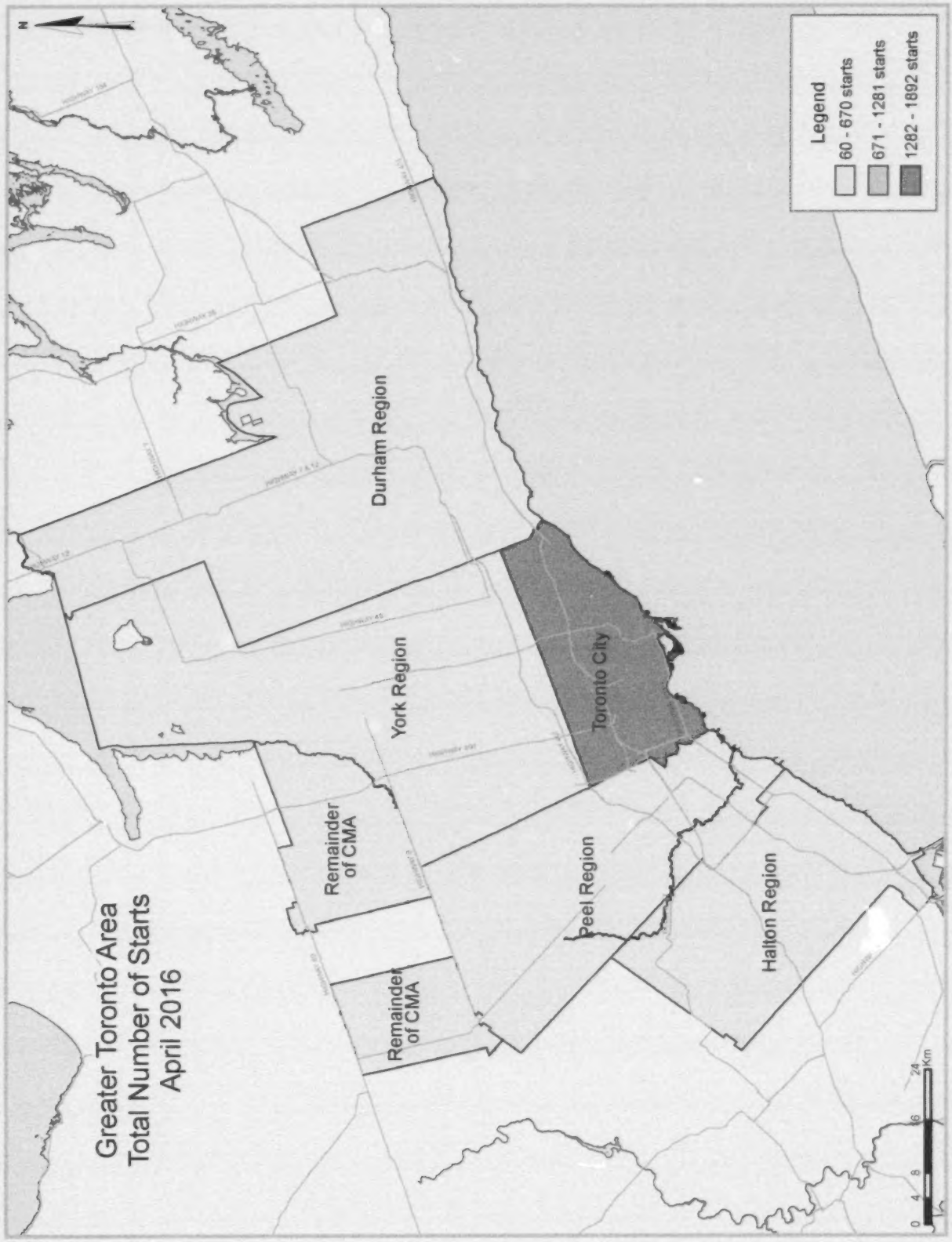
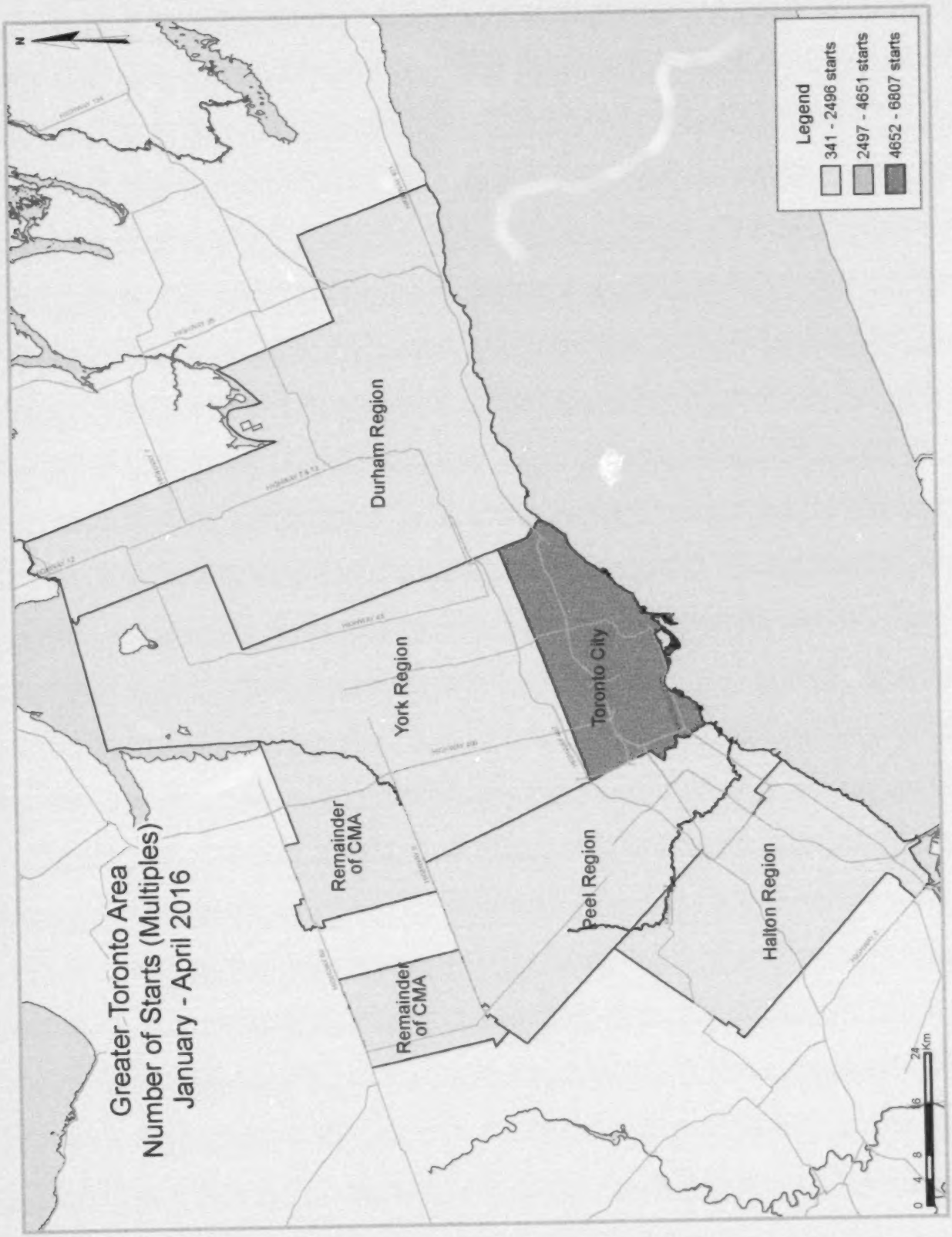
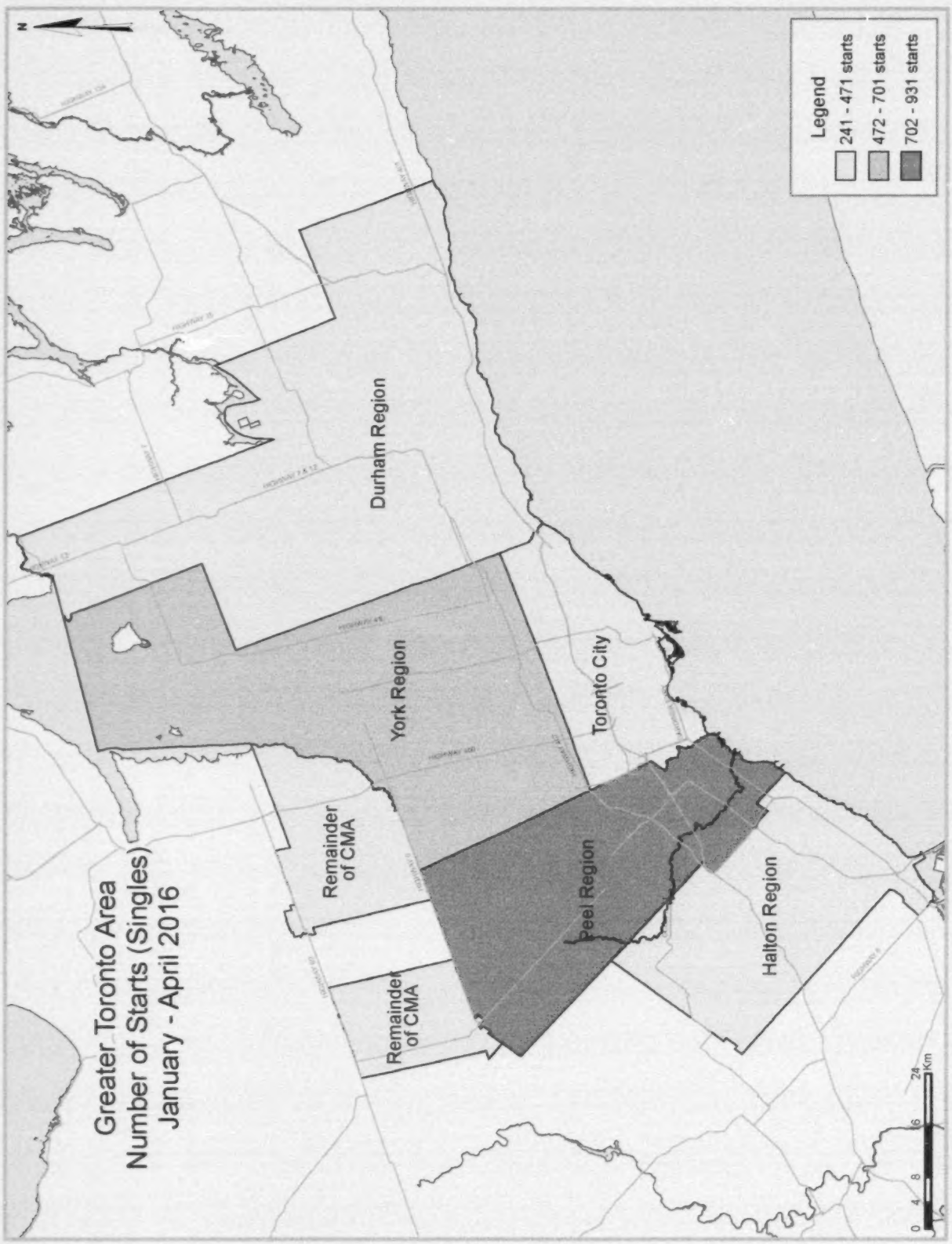
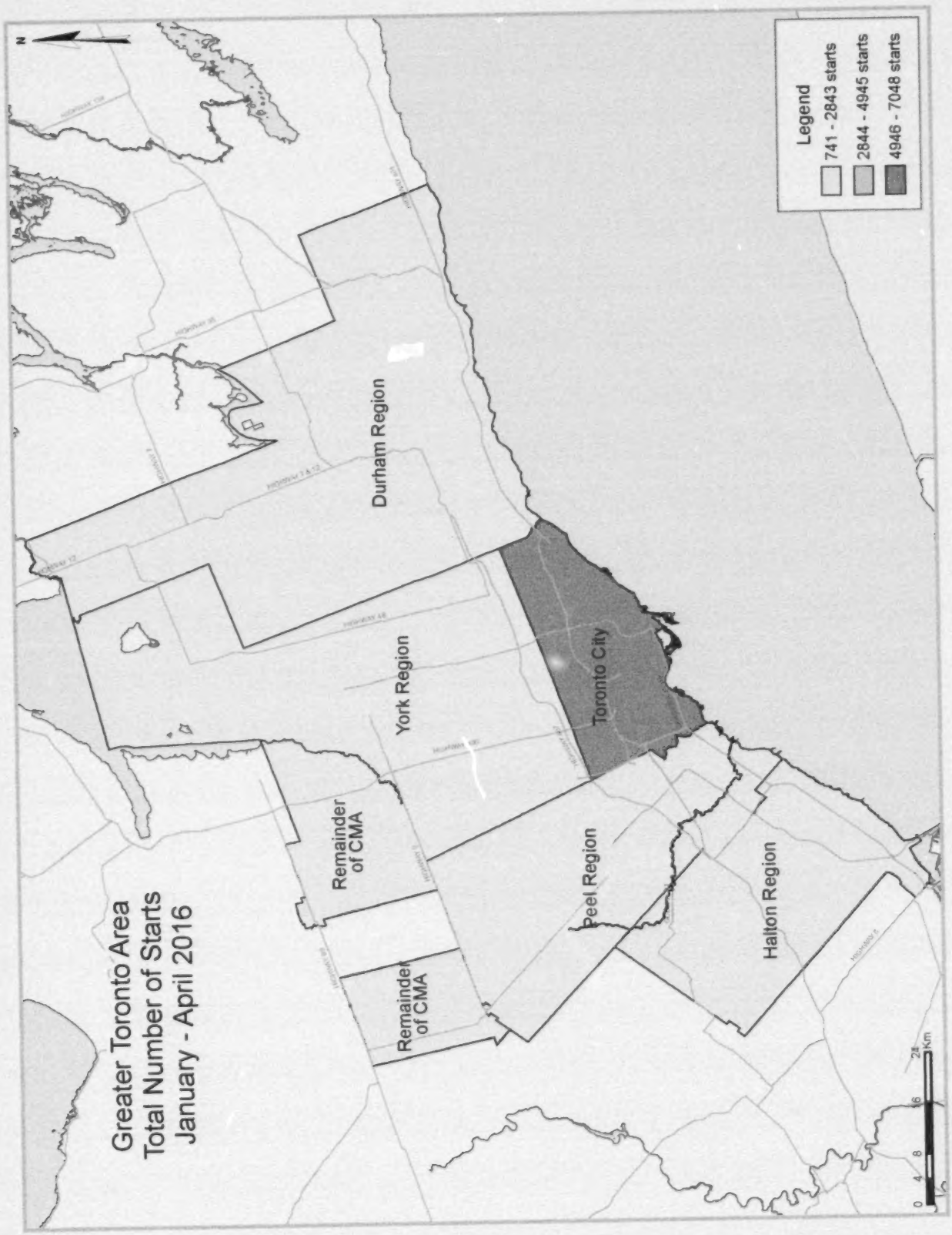

Greater Toronto Area
Number of Starts (Multiples)
April 2016
Legend
26 - 621 starts
622 - 1217 starts
1218 - 1813 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

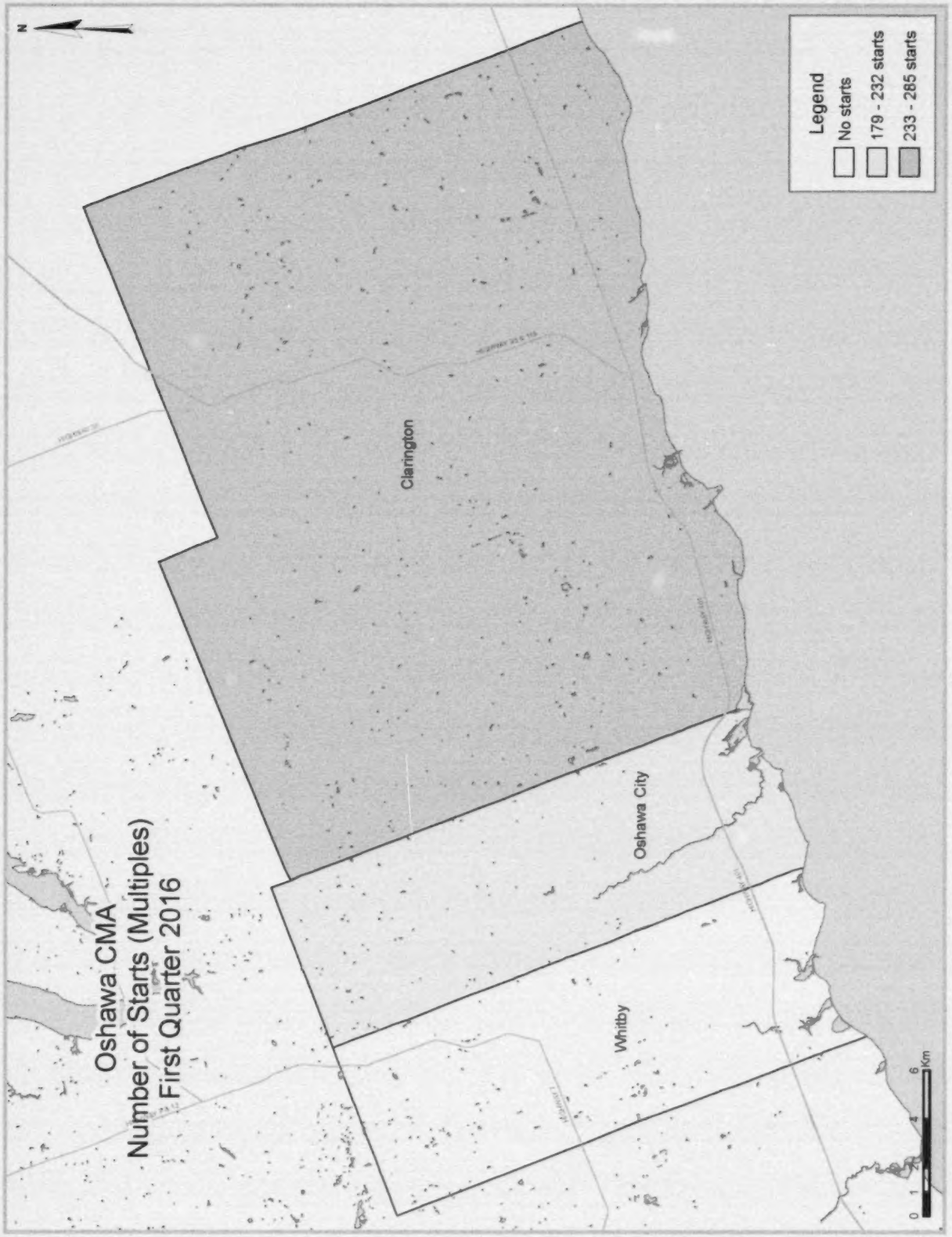

Greater Toronto Area
Number of Starts (Singles)
April 2016
Legend
24 - 128 starts
129 - 233 starts
234 - 338 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

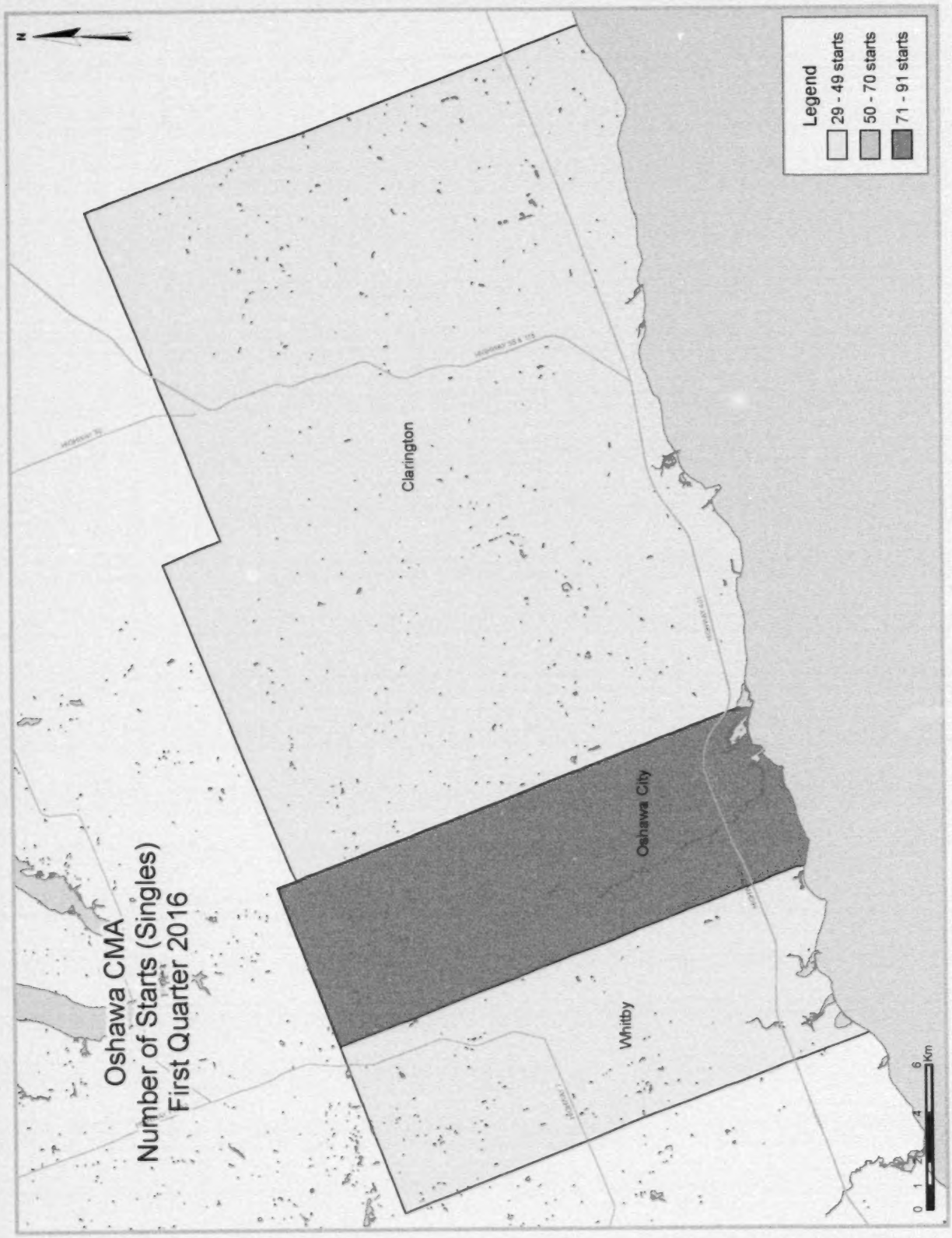

Greater Toronto Area
Total Number of Starts
April 2016
Legend
60 - 670 starts
671 - 1281 starts
1282 - 1892 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

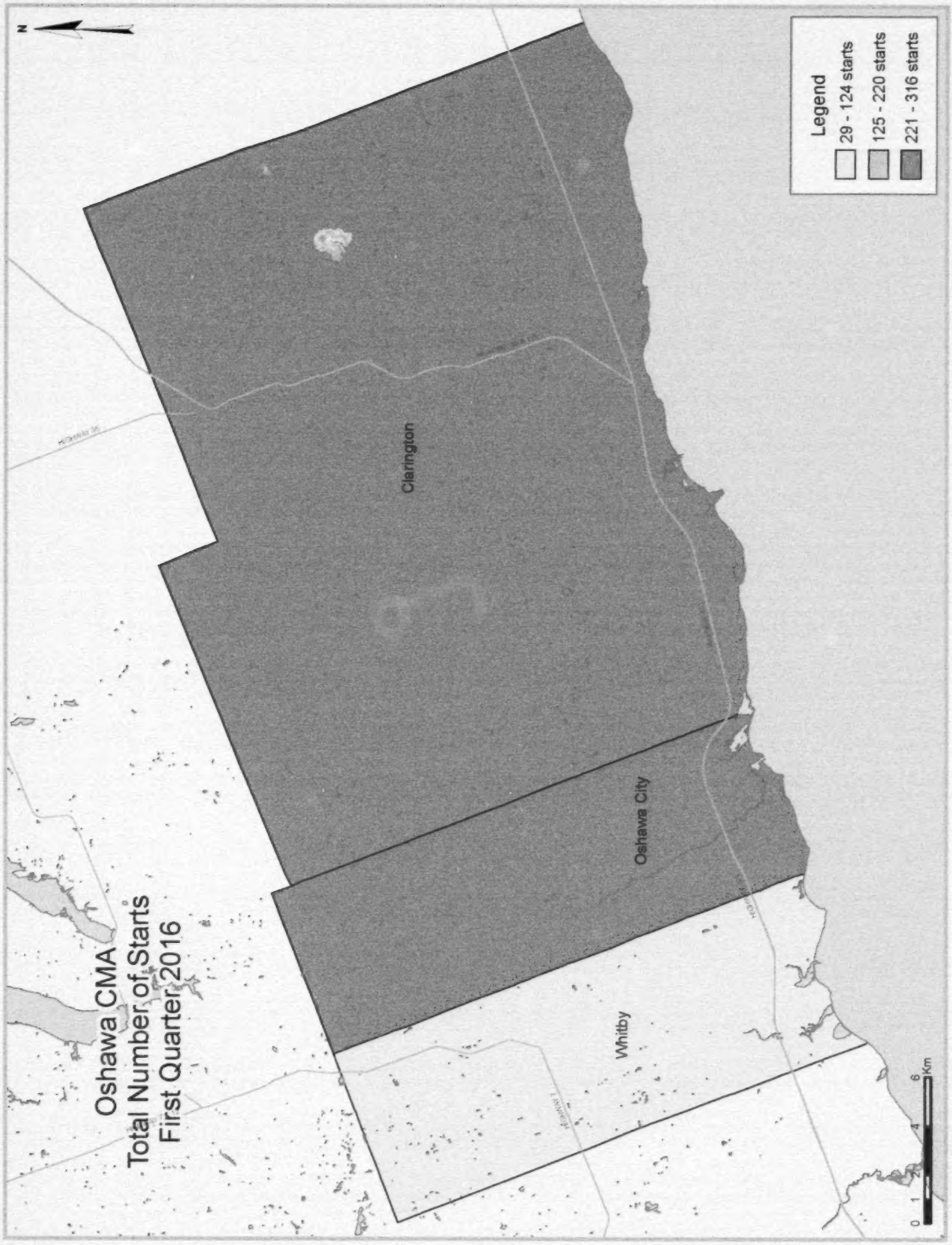

Greater Toronto Area
Number of Starts (Multiples)
January - April 2016
Legend
341 - 2496 starts
2497 - 4651 starts
4652 - 6807 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

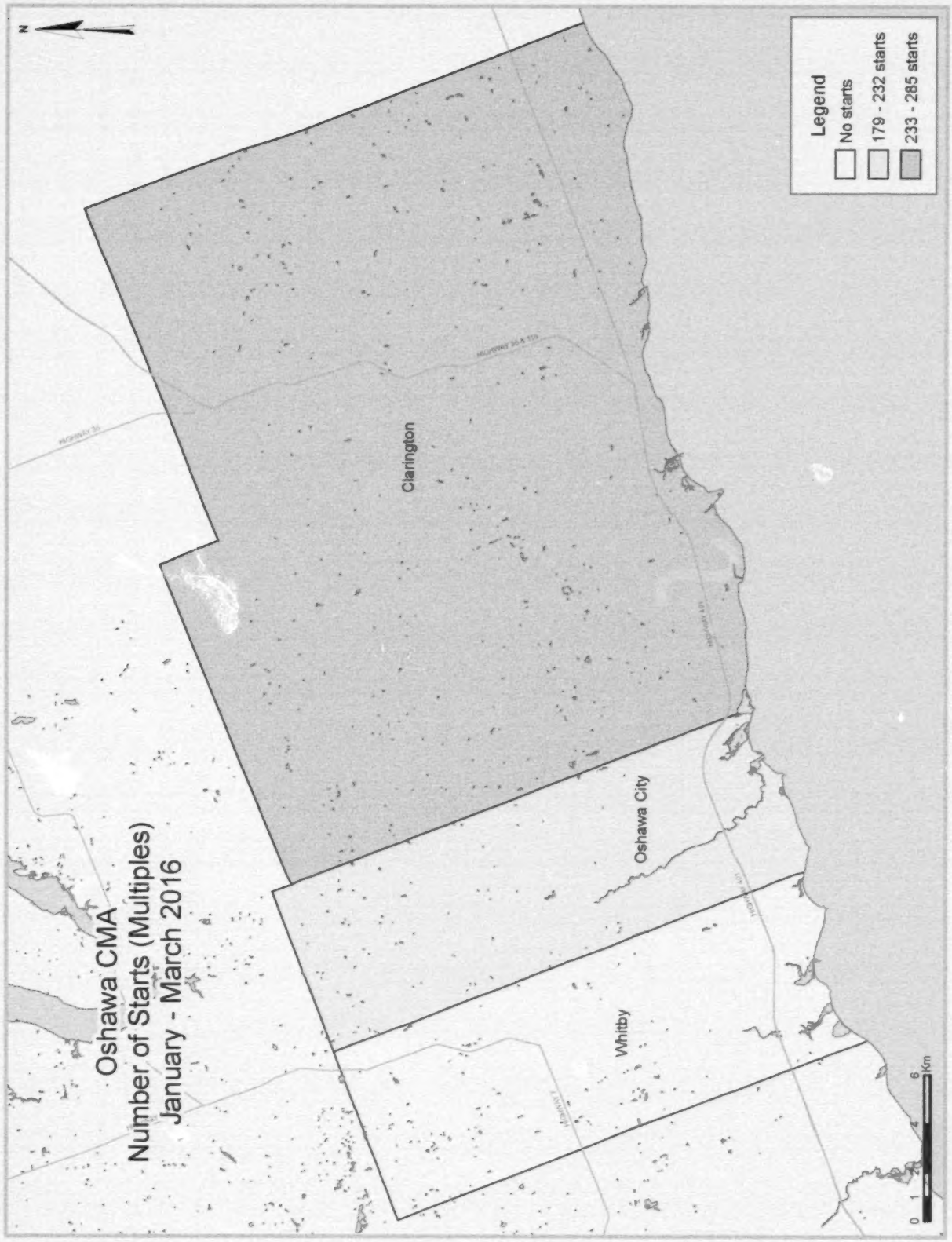

Greater Toronto Area
Number of Starts (Singles)
January - April 2016
Legend
241 - 471 starts
472 - 701 starts
702 - 931 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

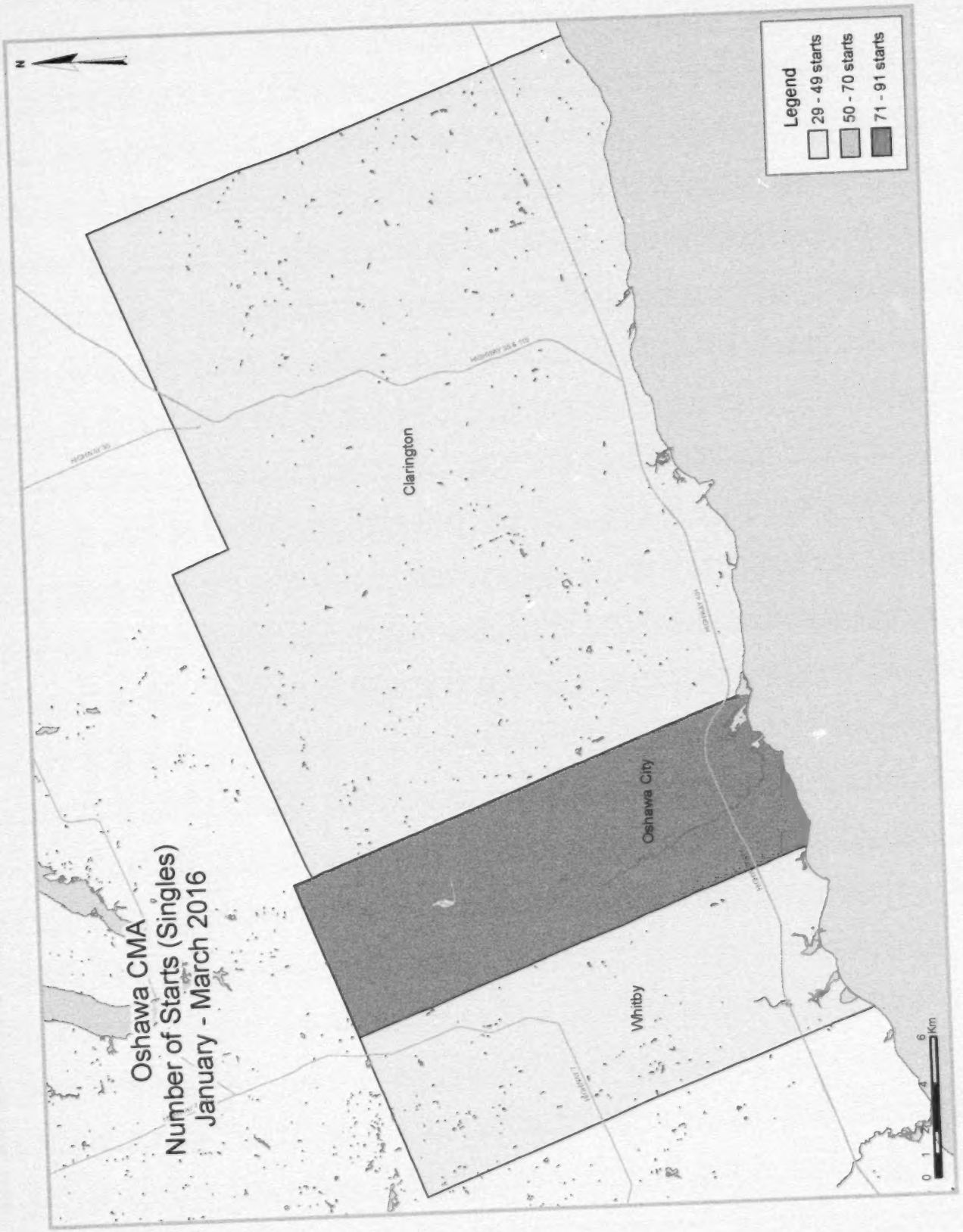

Greater Toronto Area
Total Number of Starts
January - April 2016
Legend
741 - 2843 starts
2844 - 4945 starts
4946 - 7048 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

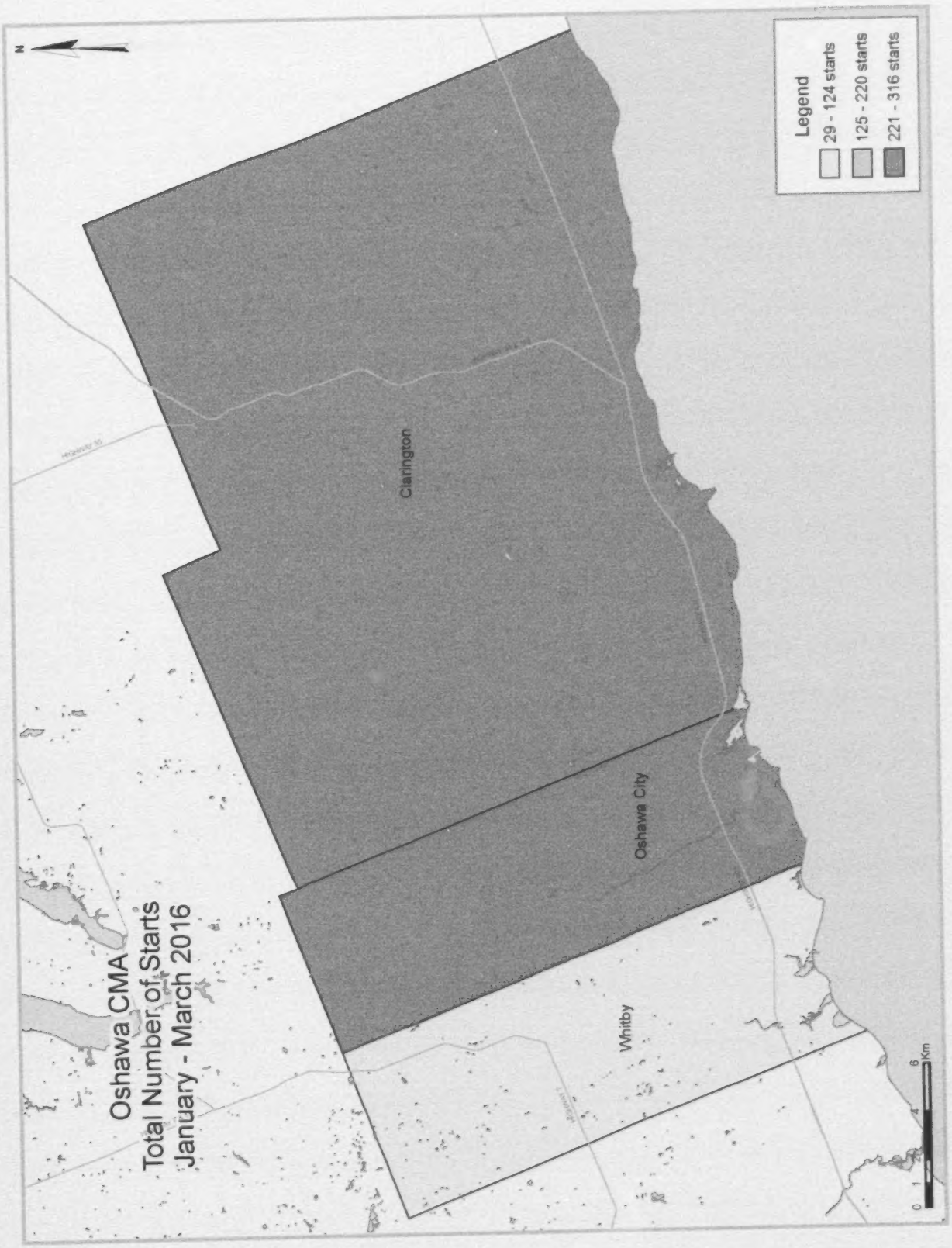

Oshawa CMA
Number of Starts (Multiples)
First Quarter 2016
Legend
No starts
179 - 232 starts
233 - 285 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
First Quarter 2016
Legend
29 - 49 starts
50 - 70 starts
71 - 91 starts
N
Clarington
Oshawa City
Whitby
0
1
2
4
6
Km


Oshawa CMA
Total Number of Starts
First Quarter 2016
Legend
29 - 124 starts
125 - 220 starts
221 - 316 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - March 2016
Legend
No starts
179 - 232 starts
233 - 285 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
January - March 2016
Legend
29 - 49 starts
50 - 70 starts
71 - 91 starts
N
Clarington
Oshawa City
Whitby
0
2
4
6
Km


Oshawa CMA
Total Number of Starts
January - March 2016
N
Legend
29 - 124 starts
125 - 220 starts
221 - 316 starts
Clarington
Oshawa City
Whitby
0
4
8
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) April 2016		
Toronto CMA[1]	March 2016	April 2016
Trend[2]	41,896	41,652
SAAR	55,738	37,140
	April 2015	April 2016
Actual		
April - Single-Detached	893	742
April - Multiples	2,387	2,358
April - Total	3,280	3,100
January to April - Single-Detached	2,061	2,667
January to April - Multiples	9,455	9,845
January to April - Total	11,516	12,512

Table 1b: Housing Starts (SAAR and Trend) April 2016		
Oshawa CMA[1]	March 2016	April 2016
Trend[2]	2,852	2,436
SAAR	3,118	2,432
	April 2015	April 2016
Actual		
April - Single-Detached	158	74
April - Multiples	45	92
April - Total	203	166
January to April - Single-Detached	226	225
January to April - Multiples	424	556
January to April - Total	650	781

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2016	742	82	352	0	98	1,336	49	441	3,100
April 2015	892	152	328	1	99	1,769	23	16	3,280
% Change	-16.8	-46.1	7.3	-100.0	-1.0	-24.5	113.0	**	-5.5
Year-to-date 2016	2,653	204	1,384	14	207	6,653	49	1,348	12,512
Year-to-date 2015	2,060	332	860	1	224	7,615	28	396	11,516
% Change	28.8	-38.6	60.9	**	-7.6	-12.6	75.0	**	8.6
UNDER CONSTRUCTION									
April 2016	8,811	966	4,242	44	1,240	44,835	123	5,803	66,064
April 2015	6,262	1,062	2,390	10	1,010	42,499	36	2,633	55,902
% Change	40.7	-9.0	77.5	**	22.8	5.5	**	120.4	18.2
COMPLETIONS									
April 2016	859	114	336	1	60	355	0	0	1,725
April 2015	649	94	265	3	30	1,680	0	190	2,911
% Change	32.4	21.3	26.8	-66.7	100.0	-78.9	n/a	-100.0	-40.7
Year-to-date 2016	3,327	404	1,397	9	382	5,094	0	717	11,330
Year-to-date 2015	2,967	514	1,224	8	151	18,846	2	919	24,631
% Change	12.1	-21.4	14.1	12.5	153.0	-73.0	-100.0	-22.0	-54.0
COMPLETED & NOT ABSORBED									
April 2016	237	21	58	1	19	1,373	n/a	n/a	1,709
April 2015	233	18	90	2	49	1,987	n/a	n/a	2,379
% Change	1.7	16.7	-35.6	-50.0	-61.2	-30.9	n/a	n/a	-28.2
ABSORBED									
April 2016	882	118	340	1	62	355	n/a	n/a	1,758
April 2015	628	96	272	3	27	1,564	n/a	n/a	2,590
% Change	40.4	22.9	25.0	-66.7	129.6	-77.3	n/a	n/a	-32.1
Year-to-date 2016	3,372	401	1,401	8	388	5,687	n/a	n/a	11,257
Year-to-date 2015	2,950	523	1,209	6	130	17,776	n/a	n/a	22,594
% Change	14.3	-23.3	15.9	33.3	198.5	-68.0	n/a	n/a	-50.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2016	74	18	54	0	0	20	0	0	166
April 2015	158	0	30	0	15	0	0	0	203
% Change	-53.2	n/a	80.0	n/a	-100.0	n/a	n/a	n/a	-18.2
Year-to-date 2016	225	18	149	0	0	150	2	237	781
Year-to-date 2015	226	0	43	0	61	0	0	320	650
% Change	-0.4	n/a	**	n/a	-100.0	n/a	n/a	-25.9	20.2
UNDER CONSTRUCTION									
April 2016	793	22	287	0	64	282	0	818	2,266
April 2015	583	2	141	0	157	0	4	500	1,387
% Change	36.0	**	103.5	n/a	-59.2	n/a	-100.0	63.6	63.4
COMPLETIONS									
April 2016	118	10	9	0	8	0	0	74	219
April 2015	75	0	0	0	0	0	0	0	75
% Change	57.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	192.0
Year-to-date 2016	423	16	153	0	102	0	0	198	892
Year-to-date 2015	295	0	46	0	0	0	0	72	413
% Change	43.4	n/a	**	n/a	n/a	n/a	n/a	175.0	116.0
COMPLETED & NOT ABSORBED									
April 2016	27	2	0	0	0	0	n/a	n/a	29
April 2015	27	0	0	0	0	0	n/a	n/a	27
% Change	0.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	7.4
ABSORBED									
April 2016	117	10	9	0	8	0	n/a	n/a	144
April 2015	75	0	0	0	0	0	n/a	n/a	75
% Change	56.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	92.0
Year-to-date 2016	424	14	153	0	102	0	n/a	n/a	693
Year-to-date 2015	296	0	46	0	0	0	n/a	n/a	342
% Change	43.2	n/a	**	n/a	n/a	n/a	n/a	n/a	102.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2016	719	92	331	0	98	1,356	12	441	3,049
April 2015	1,028	150	345	1	116	1,769	23	16	3,448
% Change	-30.1	-38.7	-4.1	-100.0	-15.5	-23.3	-47.8	**	-11.6
Year-to-date 2016	2,497	122	1,330	12	207	6,957	14	1,584	12,723
Year-to-date 2015	2,215	304	857	1	278	7,567	28	716	11,966
% Change	12.7	-59.9	55.2	**	-25.5	-8.1	-50.0	121.2	6.3
UNDER CONSTRUCTION									
April 2016	8,894	838	4,120	33	1,300	45,606	86	6,773	67,650
April 2015	6,638	1,034	2,452	8	1,198	42,575	40	3,403	57,348
% Change	34.0	-19.0	68.0	**	8.5	7.1	115.0	99.0	18.0
COMPLETIONS									
April 2016	913	122	341	0	72	369	0	74	1,891
April 2015	673	92	264	1	27	1,680	0	190	2,927
% Change	35.7	32.6	29.2	-100.0	166.7	-78.0	n/a	-61.1	-35.4
Year-to-date 2016	3,461	412	1,546	1	492	5,116	0	914	11,942
Year-to-date 2015	3,018	508	1,271	3	170	18,846	2	991	24,809
% Change	14.7	-18.9	21.6	-66.7	189.4	-72.9	-100.0	-7.8	-51.9
COMPLETED & NOT ABSORBED									
April 2016	253	24	42	0	19	1,372	n/a	n/a	1,710
April 2015	266	18	77	2	49	1,969	n/a	n/a	2,381
% Change	-4.9	33.3	-45.5	-100.0	-61.2	-30.3	n/a	n/a	-28.2
ABSORBED									
April 2016	923	126	345	0	74	369	n/a	n/a	1,837
April 2015	653	94	271	1	24	1,564	n/a	n/a	2,607
% Change	41.3	34.0	27.3	-100.0	**	-76.4	n/a	n/a	-29.5
Year-to-date 2016	3,501	407	1,550	1	498	5,692	n/a	n/a	11,649
Year-to-date 2015	2,992	515	1,253	1	149	17,776	n/a	n/a	22,686
% Change	17.0	-21.0	23.7	0.0	**	-68.0	n/a	n/a	-48.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
April 2016	79	0	0	0	68	1,292	12	441	1,892
April 2015	83	2	13	1	58	1,072	14	0	1,243
York Region									
April 2016	189	54	241	0	20	44	0	0	548
April 2015	345	10	111	0	18	537	0	16	1,037
Peel Region									
April 2016	338	20	0	0	6	0	0	0	364
April 2015	237	136	124	0	17	0	9	0	523
Halton Region									
April 2016	24	0	36	0	0	0	0	0	60
April 2015	126	0	48	0	8	160	0	0	342
Durham Region									
April 2016	89	18	54	0	4	20	0	0	185
April 2015	237	2	49	0	15	0	0	0	303
Toronto CMA									
April 2016	742	82	352	0	98	1,336	49	441	3,100
April 2015	892	152	328	1	99	1,769	23	16	3,280
Oshawa CMA									
April 2016	74	18	54	0	0	20	0	0	166
April 2015	158	0	30	0	15	0	0	0	203
Greater Toronto Area									
April 2016	719	92	331	0	98	1,356	12	441	3,049
April 2015	1,028	150	345	1	116	1,769	23	16	3,448

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
April 2016	1,628	124	549	2	368	32,654	50	4,827	40,202
April 2015	1,398	196	465	7	204	33,861	18	2,095	38,244
York Region									
April 2016	2,471	126	1,291	2	218	6,794	0	352	11,254
April 2015	1,745	116	797	1	246	5,651	0	276	8,832
Peel Region									
April 2016	2,786	532	1,062	24	487	2,755	36	621	8,303
April 2015	1,640	630	769	0	300	1,474	18	262	5,093
Halton Region									
April 2016	917	22	797	4	114	2,952	0	155	4,961
April 2015	841	54	204	0	227	1,589	0	270	3,185
Durham Region									
April 2016	1,092	34	421	1	113	451	0	818	2,930
April 2015	1,014	38	217	0	221	0	4	500	1,994
Toronto CMA									
April 2016	8,811	966	4,242	44	1,240	44,835	123	5,803	66,064
April 2015	6,262	1,062	2,390	10	1,010	42,499	36	2,633	55,902
Oshawa CMA									
April 2016	793	22	287	0	64	282	0	818	2,266
April 2015	583	2	141	0	157	0	4	500	1,387
Greater Toronto Area									
April 2016	8,894	838	4,120	33	1,300	45,606	86	6,773	67,650
April 2015	6,638	1,034	2,452	8	1,198	42,575	40	3,403	57,348

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
April 2016	51	0	0	0	0	0	0	0	51
April 2015	41	0	0	0	3	1,680	0	190	1,914
York Region									
April 2016	276	36	165	0	20	178	0	0	675
April 2015	208	24	116	1	0	0	0	0	349
Peel Region									
April 2016	277	76	111	0	40	150	0	0	654
April 2015	168	66	76	0	3	0	0	0	313
Halton Region									
April 2016	165	0	46	0	4	41	0	0	256
April 2015	109	2	49	0	0	0	0	0	160
Durham Region									
April 2016	144	10	19	0	8	0	0	74	255
April 2015	147	0	23	0	21	0	0	0	191
Toronto CMA									
April 2016	859	114	336	1	60	355	0	0	1,725
April 2015	649	94	265	3	30	1,680	0	190	2,911
Oshawa CMA									
April 2016	118	10	9	0	8	0	0	74	219
April 2015	75	0	0	0	0	0	0	0	75
Greater Toronto Area									
April 2016	913	122	341	0	72	369	0	74	1,891
April 2015	673	92	264	1	27	1,680	0	190	2,927

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
April 2016	156	11	20	0	19	1,225	n/a	n/a	1,431
April 2015	144	12	34	2	29	1,774	n/a	n/a	1,995
York Region									
April 2016	40	10	0	0	0	127	n/a	n/a	177
April 2015	45	6	19	0	17	195	n/a	n/a	282
Peel Region									
April 2016	1	0	22	0	0	0	n/a	n/a	23
April 2015	14	0	17	0	0	0	n/a	n/a	31
Halton Region									
April 2016	27	1	0	0	0	20	n/a	n/a	48
April 2015	27	0	3	0	0	0	n/a	n/a	30
Durham Region									
April 2016	29	2	0	0	0	0	n/a	n/a	31
April 2015	36	0	4	0	3	0	n/a	n/a	43
Toronto CMA									
April 2016	237	21	58	1	19	1,373	n/a	n/a	1,709
April 2015	233	18	90	2	49	1,987	n/a	n/a	2,379
Oshawa CMA									
April 2016	27	2	0	0	0	0	n/a	n/a	29
April 2015	27	0	0	0	0	0	n/a	n/a	27
Greater Toronto Area									
April 2016	253	24	42	0	19	1,372	n/a	n/a	1,710
April 2015	266	18	77	2	49	1,969	n/a	n/a	2,381

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
April 2016	71	4	0	0	0	0	n/a	n/a	75
April 2015	41	2	7	0	3	1,564	n/a	n/a	1,617
York Region									
April 2016	276	36	165	0	20	178	n/a	n/a	675
April 2015	207	24	116	1	0	0	n/a	n/a	348
Peel Region									
April 2016	277	76	111	0	40	150	n/a	n/a	654
April 2015	156	66	76	0	3	0	n/a	n/a	301
Halton Region									
April 2016	166	0	46	0	4	41	n/a	n/a	257
April 2015	108	2	49	0	0	0	n/a	n/a	159
Durham Region									
April 2016	133	10	23	0	10	0	n/a	n/a	176
April 2015	141	0	23	0	18	0	n/a	n/a	182
Toronto CMA									
April 2016	882	118	340	1	62	355	n/a	n/a	1,758
April 2015	628	96	272	3	27	1,564	n/a	n/a	2,590
Oshawa CMA									
April 2016	117	10	9	0	8	0	n/a	n/a	144
April 2015	75	0	0	0	0	0	n/a	n/a	75
Greater Toronto Area									
April 2016	923	126	345	0	74	369	n/a	n/a	1,837
April 2015	653	94	271	1	24	1,564	n/a	n/a	2,607

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2006 - 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Toronto City	79	84	0	2	80	85	1,733	1,072	1,892	1,243	52.2
Toronto	15	9	0	2	12	0	1,477	671	1,504	682	120.5
East York	2	1	0	0	0	0	0	0	2	1	100.0
Etobicoke	13	22	0	0	68	58	0	334	81	414	-80.4
North York	38	38	0	0	0	27	0	45	38	110	-65.5
Scarborough	3	10	0	0	0	0	256	22	259	32	**
York	8	4	0	0	0	0	0	0	8	4	100.0
York Region	189	345	54	10	261	129	44	553	548	1,037	-47.2
Aurora	53	60	36	0	46	0	0	77	135	137	-1.5
East Gwillimbury	4	0	0	0	0	0	0	0	4	0	n/a
Georgina Township	37	9	0	0	0	0	0	0	37	9	**
King Township	12	30	0	0	6	0	0	0	18	30	-40.0
Markham	44	68	16	10	46	51	0	460	106	589	-82.0
Newmarket	28	0	0	0	0	0	0	16	28	16	75.0
Richmond Hill	3	3	0	0	14	24	0	0	17	27	-37.0
Vaughan	8	148	2	0	149	0	44	0	203	148	37.2
Whitchurch-Stouffville	0	27	0	0	0	54	0	0	0	81	-100.0
Peel Region	338	237	20	136	6	150	0	0	364	523	-30.4
Brampton	314	218	12	136	0	92	0	0	326	446	-26.9
Caledon	13	2	4	0	0	0	0	0	17	2	**
Mississauga	11	17	4	0	6	58	0	0	21	75	-72.0
Halton Region	24	126	0	0	36	47	0	169	60	342	-82.5
Burlington	5	3	0	0	0	8	0	0	5	11	-54.5
Halton Hills	6	98	0	0	14	0	0	0	20	98	-79.6
Milton	2	8	0	0	10	39	0	132	12	179	-93.3
Oakville	11	17	0	0	12	0	0	37	23	54	-57.4
Durham Region	89	237	18	2	58	64	20	0	185	303	-38.9
Ajax	6	58	0	0	4	6	0	0	10	64	-84.4
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	6	65	2	0	4	11	20	0	32	76	-57.9
Oshawa	58	81	16	0	46	19	0	0	120	100	20.0
Pickering	6	20	0	0	0	0	0	0	6	20	-70.0
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	0	1	0	2	0	13	0	0	0	16	-100.0
Whitby	10	12	0	0	4	15	0	0	14	27	-48.1
Remainder of Toronto CMA	105	25	8	8	112	13	0	0	225	46	**
Bradford West Gwillimbury	15	10	6	0	33	0	0	0	54	10	**
Town of Mono	0	0	0	0	0	0	0	0	0	0	n/a
New Tecumseth	88	12	2	8	29	0	0	0	119	20	**
Orangeville	2	3	0	0	50	13	0	0	52	16	**
Toronto CMA	742	893	82	158	499	435	1,777	1,794	3,100	3,280	-5.5
Oshawa CMA	74	158	18	0	54	45	20	0	166	203	-18.2
Greater Toronto Area (GTA)	719	1,029	92	150	441	475	1,797	1,794	3,049	3,448	-11.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	241	203	2	2	145	143	6,660	6,389	7,048	6,737	4.6
Toronto	49	22	0	2	37	36	4,027	4,791	4,113	4,851	-15.2
East York	12	10	2	0	0	0	0	0	14	10	40.0
Etobicoke	38	54	0	0	68	58	1,531	782	1,637	894	83.1
North York	103	89	0	0	0	34	458	402	561	525	6.9
Scarborough	23	21	0	0	40	15	604	321	667	357	86.8
York	16	7	0	0	0	0	40	93	56	100	-44.0
York Region	676	664	62	12	399	344	1,188	1,364	2,325	2,384	-2.5
Aurora	158	128	36	0	64	27	0	77	258	232	11.2
East Gwillimbury	22	47	0	0	0	0	0	0	22	47	-53.2
Georgina Township	150	28	0	0	12	12	0	0	162	40	**
King Township	39	79	0	0	6	21	0	0	45	100	-55.0
Markham	66	84	16	12	67	57	984	460	1,133	613	84.8
Newmarket	159	0	0	0	6	23	6	16	171	39	**
Richmond Hill	24	20	8	0	26	90	0	0	58	110	-47.3
Vaughan	56	237	2	0	209	60	44	811	311	1,108	-71.9
Whitchurch-Stouffville	2	41	0	0	9	54	154	0	165	95	73.7
Peel Region	931	645	48	274	313	281	244	138	1,536	1,338	14.8
Brampton	820	537	32	254	277	195	50	138	1,179	1,124	4.9
Caledon	74	62	10	6	16	28	0	0	100	96	4.2
Mississauga	37	46	6	14	20	58	194	0	257	118	117.8
Halton Region	361	341	0	2	262	137	319	184	942	664	41.9
Burlington	12	21	0	0	0	8	154	0	166	29	**
Halton Hills	13	185	0	0	27	11	0	0	40	196	-79.6
Milton	63	71	0	2	39	107	135	132	237	312	-24.0
Oakville	273	64	0	0	196	11	30	52	499	127	**
Durham Region	300	363	20	14	165	146	387	320	872	843	3.4
Ajax	45	67	0	0	16	29	0	0	61	96	-36.5
Brock	3	1	0	0	0	0	0	0	3	1	200.0
Clarington	37	94	2	0	16	32	293	0	348	126	176.2
Oshawa	149	107	18	0	129	19	94	310	390	436	-10.6
Pickering	22	56	0	12	0	0	0	0	22	68	-67.6
Scugog	2	1	0	0	0	0	0	0	2	1	100.0
Uxbridge	3	12	0	2	0	13	0	0	3	27	-88.9
Whitby	39	25	0	0	4	53	0	10	43	88	-51.1
Remainder of Toronto CMA	400	94	100	38	240	51	1	48	741	231	**
Bradford West Gwillimbury	116	29	62	2	80	6	0	0	258	37	**
Town of Mono	0	0	0	0	0	0	1	0	1	0	n/a
New Tecumseth	273	45	38	36	110	27	0	48	421	156	169.9
Orangeville	11	20	0	0	50	18	0	0	61	38	60.5
Toronto CMA	2,667	2,061	212	342	1,375	990	8,258	8,123	12,512	11,516	8.6
Oshawa CMA	225	226	20	0	149	104	387	320	781	650	20.2
Greater Toronto Area (GTA)	2,509	2,216	132	304	1,284	1,051	8,798	8,395	12,723	11,966	6.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Toronto City	68	71	12	14	1,292	1,072	441	0
Toronto	0	0	12	0	1,036	671	441	0
East York	0	0	0	0	0	0	0	0
Etobicoke	68	58	0	0	0	334	0	0
North York	0	13	0	14	0	45	0	0
Scarborough	0	0	0	0	256	22	0	0
York	0	0	0	0	0	0	0	0
York Region	261	129	0	0	44	537	0	16
Aurora	46	0	0	0	0	77	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	6	0	0	0	0	0	0	0
Markham	46	51	0	0	0	460	0	0
Newmarket	0	0	0	0	0	0	0	16
Richmond Hill	14	24	0	0	0	0	0	0
Vaughan	149	0	0	0	44	0	0	0
Whitchurch-Stouffville	0	54	0	0	0	0	0	0
Peel Region	6	141	0	9	0	0	0	0
Brampton	0	83	0	9	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	6	58	0	0	0	0	0	0
Halton Region	36	47	0	0	0	169	0	0
Burlington	0	8	0	0	0	0	0	0
Halton Hills	14	0	0	0	0	0	0	0
Milton	10	39	0	0	0	132	0	0
Oakville	12	0	0	0	0	37	0	0
Durham Region	58	64	0	0	20	0	0	0
Ajax	4	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	11	0	0	20	0	0	0
Oshawa	46	19	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	13	0	0	0	0	0	0
Whitby	4	15	0	0	0	0	0	0
Remainder of Toronto CMA	75	13	37	0	0	0	0	0
Bradford West Gwillimbury	33	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	29	0	0	0	0	0	0	0
Orangeville	13	13	37	0	0	0	0	0
Toronto CMA	450	412	49	23	1,336	1,778	441	16
Oshawa CMA	54	45	0	0	20	0	0	0
Greater Toronto Area (GTA)	429	452	12	23	1,356	1,778	441	16

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	133	129	12	14	5,625	6,047	1,035	342
Toronto	25	36	12	0	2,992	4,449	1,035	342
East York	0	0	0	0	0	0	0	0
Etobicoke	68	58	0	0	1,531	782	0	0
North York	0	20	0	14	458	402	0	0
Scarborough	40	15	0	0	604	321	0	0
York	0	0	0	0	40	93	0	0
York Region	399	344	0	0	876	1,324	312	40
Aurora	64	27	0	0	0	77	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	12	0	0	0	0	0	0
King Township	6	21	0	0	0	0	0	0
Markham	67	57	0	0	678	460	306	0
Newmarket	6	23	0	0	0	0	6	16
Richmond Hill	26	90	0	0	0	0	0	0
Vaughan	209	60	0	0	44	787	0	24
Whitchurch-Stouffville	9	54	0	0	154	0	0	0
Peel Region	313	267	0	14	244	124	0	14
Brampton	277	181	0	14	50	124	0	14
Caledon	16	28	0	0	0	0	0	0
Mississauga	20	58	0	0	194	0	0	0
Halton Region	262	137	0	0	319	184	0	0
Burlington	0	8	0	0	154	0	0	0
Halton Hills	27	11	0	0	0	0	0	0
Milton	39	107	0	0	135	132	0	0
Oakville	196	11	0	0	30	52	0	0
Durham Region	165	146	0	0	150	0	237	320
Ajax	16	29	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	16	32	0	0	150	0	143	0
Oshawa	129	19	0	0	0	0	94	310
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	13	0	0	0	0	0	0
Whitby	4	53	0	0	0	0	0	10
Remainder of Toronto CMA	203	51	37	0	0	48	1	0
Bradford West Gwillimbury	80	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	110	27	0	0	0	48	0	0
Orangeville	13	18	37	0	0	0	0	0
Toronto CMA	1,326	962	49	28	6,910	7,727	1,348	396
Oshawa CMA	149	104	0	0	150	0	237	320
Greater Toronto Area (GTA)	1,272	1,023	12	28	7,214	7,679	1,584	716

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Toronto City	79	98	1,360	1,131	453	14	1,892	1,243
Toronto	15	11	1,036	671	453	0	1,504	682
East York	2	1	0	0	0	0	2	1
Etobicoke	13	22	68	392	0	0	81	414
North York	38	50	0	46	0	14	38	110
Scarborough	3	10	256	22	0	0	259	32
York	8	4	0	0	0	0	8	4
York Region	484	466	64	555	0	16	548	1,037
Aurora	135	60	0	77	0	0	135	137
East Gwillimbury	4	0	0	0	0	0	4	0
Georgina Township	37	9	0	0	0	0	37	9
King Township	12	30	6	0	0	0	18	30
Markham	106	129	0	460	0	0	106	589
Newmarket	28	0	0	0	0	16	28	16
Richmond Hill	3	27	14	0	0	0	17	27
Vaughan	159	148	44	0	0	0	203	148
Whitchurch-Stouffville	0	63	0	18	0	0	0	81
Peel Region	358	497	6	17	0	9	364	523
Brampton	326	437	0	0	0	9	326	446
Caledon	17	2	0	0	0	0	17	2
Mississauga	15	58	6	17	0	0	21	75
Halton Region	60	174	0	168	0	0	60	342
Burlington	5	3	0	8	0	0	5	11
Halton Hills	20	98	0	0	0	0	20	98
Milton	12	47	0	132	0	0	12	179
Oakville	23	26	0	28	0	0	23	54
Durham Region	161	288	24	15	0	0	185	303
Ajax	6	64	4	0	0	0	10	64
Brock	1	0	0	0	0	0	1	0
Clarington	12	76	20	0	0	0	32	76
Oshawa	120	100	0	0	0	0	120	100
Pickering	6	20	0	0	0	0	6	20
Scugog	2	0	0	0	0	0	2	0
Uxbridge	0	16	0	0	0	0	0	16
Whitby	14	12	0	15	0	0	14	27
Remainder of Toronto CMA	188	40	0	6	37	0	225	46
Bradford West Gwillimbury	54	10	0	0	0	0	54	10
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	119	14	0	6	0	0	119	20
Orangeville	15	16	0	0	37	0	52	16
Toronto CMA	1,176	1,372	1,434	1,869	490	39	3,100	3,280
Oshawa CMA	146	188	20	15	0	0	166	203
Greater Toronto Area (GTA)	1,142	1,523	1,454	1,886	453	39	3,049	3,448

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	279	315	5,722	6,066	1,047	356	7,048	6,737
Toronto	64	40	3,002	4,469	1,047	342	4,113	4,851
East York	14	10	0	0	0	0	14	10
Etobicoke	38	54	1,599	840	0	0	1,637	894
North York	103	168	458	343	0	14	561	525
Scarborough	44	36	623	321	0	0	667	357
York	16	7	40	93	0	0	56	100
York Region	1,248	929	765	1,415	312	40	2,325	2,384
Aurora	256	155	2	77	0	0	258	232
East Gwillimbury	22	47	0	0	0	0	22	47
Georgina Township	162	40	0	0	0	0	162	40
King Township	39	85	6	15	0	0	45	100
Markham	356	153	471	460	306	0	1,133	613
Newmarket	165	0	0	23	6	16	171	39
Richmond Hill	30	110	28	0	0	0	58	110
Vaughan	207	262	104	822	0	24	311	1,108
Whitchurch-Stouffville	11	77	154	18	0	0	165	95
Peel Region	1,327	1,212	209	98	0	28	1,536	1,338
Brampton	1,170	1,015	9	81	0	28	1,179	1,124
Caledon	100	96	0	0	0	0	100	96
Mississauga	57	101	200	17	0	0	257	118
Halton Region	623	481	319	183	0	0	942	664
Burlington	12	21	154	8	0	0	166	29
Halton Hills	40	196	0	0	0	0	40	196
Milton	102	180	135	132	0	0	237	312
Oakville	469	84	30	43	0	0	499	127
Durham Region	472	439	161	84	239	320	872	843
Ajax	51	73	10	23	0	0	61	96
Brock	3	1	0	0	0	0	3	1
Clarington	55	118	150	8	143	0	348	126
Oshawa	294	126	0	0	96	310	390	436
Pickering	22	68	0	0	0	0	22	68
Scugog	2	1	0	0	0	0	2	1
Uxbridge	2	27	1	0	0	0	3	27
Whitby	43	25	0	53	0	10	43	88
Remainder of Toronto CMA	701	168	2	63	38	0	741	231
Bradford West Gwillimbury	258	37	0	0	0	0	258	37
Town of Mono	0	0	0	0	1	0	1	0
New Tecumseth	419	98	2	58	0	0	421	156
Orangeville	24	33	0	5	37	0	61	38
Toronto CMA	4,241	3,252	6,874	7,840	1,397	424	12,512	11,516
Oshawa CMA	392	269	150	61	239	320	781	650
Greater Toronto Area (GTA)	3,949	3,376	7,176	7,846	1,598	744	12,723	11,966

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Toronto City	51	41	0	0	0	3	0	1,870	51	1,914	-97.3
Toronto	10	10	0	0	0	0	0	1,060	10	1,070	-99.1
East York	0	2	0	0	0	0	0	0	0	2	-100.0
Etobicoke	7	4	0	0	0	3	0	101	7	108	-93.5
North York	28	16	0	0	0	0	0	519	28	535	-94.8
Scarborough	4	9	0	0	0	0	0	0	4	9	-55.6
York	2	0	0	0	0	0	0	190	2	190	-98.9
York Region	276	209	36	24	185	116	178	0	675	349	93.4
Aurora	39	0	0	0	99	0	0	0	138	0	n/a
East Gwillimbury	42	4	0	0	0	0	0	0	42	4	**
Georgina Township	10	16	2	0	0	5	0	0	12	21	-42.9
King Township	23	25	0	0	4	0	0	0	27	25	8.0
Markham	31	48	2	22	27	11	168	0	228	81	181.5
Newmarket	17	0	8	0	0	0	0	0	25	0	n/a
Richmond Hill	7	63	0	0	0	90	0	0	7	153	-95.4
Vaughan	104	53	24	2	26	10	0	0	154	65	136.9
Whitchurch-Stouffville	3	0	0	0	29	0	10	0	42	0	n/a
Peel Region	277	168	76	66	151	79	150	0	654	313	108.9
Brampton	230	147	38	60	148	42	0	0	416	249	67.1
Caledon	38	13	4	0	0	37	0	0	42	50	-16.0
Mississauga	9	8	34	6	3	0	150	0	196	14	**
Halton Region	165	109	0	2	50	49	41	0	256	160	60.0
Burlington	0	5	0	0	4	4	14	0	18	9	100.0
Halton Hills	13	12	0	0	4	0	0	0	17	12	41.7
Milton	70	77	0	2	18	33	0	0	88	112	-21.4
Oakville	82	15	0	0	24	12	27	0	133	27	**
Durham Region	144	147	10	0	27	44	74	0	255	191	33.5
Ajax	13	60	0	0	0	27	0	0	13	87	-85.1
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	42	36	0	0	4	0	0	0	46	36	27.8
Oshawa	51	25	10	0	0	0	74	0	135	25	**
Pickering	3	8	0	0	10	17	0	0	13	25	-48.0
Scugog	8	1	0	0	0	0	0	0	8	1	**
Uxbridge	0	3	0	0	0	0	0	0	0	3	-100.0
Whitby	25	14	0	0	13	0	0	0	38	14	171.4
Remainder of Toronto CMA	75	59	2	2	4	8	0	0	81	69	17.4
Bradford West Gwillimbury	27	24	2	0	0	0	0	0	29	24	20.8
Town of Mono	21	6	0	0	0	0	0	0	21	6	**
New Tecumseth	25	23	0	2	4	3	0	0	29	28	3.6
Orangeville	2	6	0	0	0	5	0	0	2	11	-81.8
Toronto CMA	860	652	114	94	396	295	355	1,870	1,725	2,911	-40.7
Oshawa CMA	118	75	10	0	17	0	74	0	219	75	192.0
Greater Toronto Area (GTA)	913	674	122	92	413	291	443	1,870	1,891	2,927	-35.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	242	260	62	42	59	23	4,170	17,671	4,533	17,996	-74.8
Toronto	43	61	4	24	3	4	2,121	9,652	2,171	9,741	-77.7
East York	18	12	0	2	0	5	0	0	18	19	-5.3
Etobicoke	56	44	2	0	0	3	543	2,359	601	2,406	-75.0
North York	101	116	54	2	29	0	1,108	4,681	1,292	4,799	-73.1
Scarborough	10	24	0	12	27	11	398	530	435	577	-24.6
York	14	3	2	2	0	0	0	449	16	454	-96.5
York Region	1,003	1,019	72	176	721	561	865	1,512	2,661	3,268	-18.6
Aurora	214	73	4	0	153	0	35	0	406	73	**
East Gwillimbury	103	12	0	0	0	0	0	0	103	12	**
Georgina Township	67	77	2	0	6	17	0	0	75	94	-20.2
King Township	60	92	0	0	7	8	0	0	67	100	-33.0
Markham	120	285	18	138	81	214	168	740	387	1,377	-71.9
Newmarket	84	10	14	0	13	31	0	0	111	41	170.7
Richmond Hill	76	128	0	6	103	231	652	255	831	620	34.0
Vaughan	262	263	34	32	162	60	0	517	458	872	-47.5
Whitchurch-Stouffville	17	79	0	0	196	0	10	0	223	79	182.3
Peel Region	1,133	810	258	268	774	307	562	468	2,727	1,853	47.2
Brampton	919	675	178	252	700	115	412	103	2,209	1,145	92.9
Caledon	160	74	40	0	62	136	0	0	262	210	24.8
Mississauga	54	61	40	16	12	56	150	365	256	498	-48.6
Halton Region	495	390	2	6	195	358	235	114	927	868	6.8
Burlington	12	24	0	0	10	46	22	0	44	70	-37.1
Halton Hills	149	20	0	0	12	0	0	0	161	20	**
Milton	198	188	2	6	37	124	0	0	237	318	-25.5
Oakville	136	158	0	0	136	188	213	114	485	460	5.4
Durham Region	589	542	24	18	283	192	198	72	1,094	824	32.8
Ajax	66	196	0	0	18	104	0	0	84	300	-72.0
Brock	6	3	0	0	0	0	0	0	6	3	100.0
Clarington	136	130	0	0	77	20	0	0	213	150	42.0
Oshawa	227	103	16	0	66	26	198	72	507	201	152.2
Pickering	56	31	6	18	10	42	0	0	72	91	-20.9
Scugog	17	8	0	0	0	0	0	0	17	8	112.5
Uxbridge	21	9	2	0	0	0	0	0	23	9	155.6
Whitby	60	62	0	0	112	0	0	0	172	62	177.4
Remainder of Toronto CMA	332	284	10	10	4	22	1	0	347	316	9.8
Bradford West Gwillimbury	117	102	2	0	0	7	0	0	119	109	9.2
Town of Mono	76	66	0	0	0	0	1	0	77	66	16.7
New Tecumseth	125	97	8	10	4	3	0	0	137	110	24.5
Orangeville	14	19	0	0	0	12	0	0	14	31	-54.8
Toronto CMA	3,336	2,975	412	520	1,771	1,371	5,811	19,765	11,330	24,631	-54.0
Oshawa CMA	423	295	16	0	255	46	198	72	892	413	116.0
Greater Toronto Area (GTA)	3,462	3,021	418	510	2,032	1,441	6,030	19,837	11,942	24,809	-51.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Toronto City	0	3	0	0	0	1,680	0	190
Toronto	0	0	0	0	0	1,060	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	3	0	0	0	101	0	0
North York	0	0	0	0	0	519	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	190
York Region	185	116	0	0	178	0	0	0
Aurora	99	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	5	0	0	0	0	0	0
King Township	4	0	0	0	0	0	0	0
Markham	27	11	0	0	168	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	90	0	0	0	0	0	0
Vaughan	26	10	0	0	0	0	0	0
Whitchurch-Stouffville	29	0	0	0	10	0	0	0
Peel Region	151	79	0	0	150	0	0	0
Brampton	148	42	0	0	0	0	0	0
Caledon	0	37	0	0	0	0	0	0
Mississauga	3	0	0	0	150	0	0	0
Halton Region	50	49	0	0	41	0	0	0
Burlington	4	4	0	0	14	0	0	0
Halton Hills	4	0	0	0	0	0	0	0
Milton	18	33	0	0	0	0	0	0
Oakville	24	12	0	0	27	0	0	0
Durham Region	27	44	0	0	0	0	74	0
Ajax	0	27	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	74	0
Pickering	10	17	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	13	0	0	0	0	0	0	0
Remainder of Toronto CMA	4	8	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	3	0	0	0	0	0	0
Orangeville	0	5	0	0	0	0	0	0
Toronto CMA	396	295	0	0	355	1,680	0	190
Oshawa CMA	17	0	0	0	0	0	74	0
Greater Toronto Area (GTA)	413	291	0	0	369	1,680	74	190

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	59	23	0	0	3,937	16,753	233	918
Toronto	3	4	0	0	1,908	9,367	213	285
East York	0	5	0	0	0	0	0	0
Etobicoke	0	3	0	0	543	2,359	0	0
North York	29	0	0	0	1,088	4,681	20	0
Scarborough	27	11	0	0	398	346	0	184
York	0	0	0	0	0	0	0	449
York Region	721	561	0	0	663	1,511	202	1
Aurora	153	0	0	0	35	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	17	0	0	0	0	0	0
King Township	7	8	0	0	0	0	0	0
Markham	81	214	0	0	168	739	0	1
Newmarket	13	31	0	0	0	0	0	0
Richmond Hill	103	231	0	0	450	255	202	0
Vaughan	162	60	0	0	0	517	0	0
Whitchurch-Stouffville	196	0	0	0	10	0	0	0
Peel Region	774	307	0	0	281	468	281	0
Brampton	700	115	0	0	131	103	281	0
Caledon	62	136	0	0	0	0	0	0
Mississauga	12	56	0	0	150	365	0	0
Halton Region	195	358	0	0	235	114	0	0
Burlington	10	46	0	0	22	0	0	0
Halton Hills	12	0	0	0	0	0	0	0
Milton	37	124	0	0	0	0	0	0
Oakville	136	188	0	0	213	114	0	0
Durham Region	283	192	0	0	0	0	198	72
Ajax	18	104	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	77	20	0	0	0	0	0	0
Oshawa	66	26	0	0	0	0	198	72
Pickering	10	42	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	112	0	0	0	0	0	0	0
Remainder of Toronto CMA	4	22	0	0	0	0	1	0
Bradford West Gwillimbury	0	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	4	3	0	0	0	0	0	0
Orangeville	0	12	0	0	0	0	0	0
Toronto CMA	1,771	1,371	0	0	5,094	18,846	717	919
Oshawa CMA	255	46	0	0	0	0	198	72
Greater Toronto Area (GTA)	2,032	1,441	0	0	5,116	18,846	914	991

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Toronto City	51	41	0	1,683	0	190	51	1,914
Toronto	10	10	0	1,060	0	0	10	1,070
East York	0	2	0	0	0	0	0	2
Etobicoke	7	4	0	104	0	0	7	108
North York	28	16	0	519	0	0	28	535
Scarborough	4	9	0	0	0	0	4	9
York	2	0	0	0	0	190	2	190
York Region	477	348	198	1	0	0	675	349
Aurora	138	0	0	0	0	0	138	0
East Gwillimbury	42	4	0	0	0	0	42	4
Georgina Township	12	21	0	0	0	0	12	21
King Township	23	25	4	0	0	0	27	25
Markham	60	81	168	0	0	0	228	81
Newmarket	25	0	0	0	0	0	25	0
Richmond Hill	7	152	0	1	0	0	7	153
Vaughan	154	65	0	0	0	0	154	65
Whitchurch-Stouffville	16	0	26	0	0	0	42	0
Peel Region	464	310	190	3	0	0	654	313
Brampton	376	246	40	3	0	0	416	249
Caledon	42	50	0	0	0	0	42	50
Mississauga	46	14	150	0	0	0	196	14
Halton Region	211	160	45	0	0	0	256	160
Burlington	0	9	18	0	0	0	18	9
Halton Hills	17	12	0	0	0	0	17	12
Milton	88	112	0	0	0	0	88	112
Oakville	106	27	27	0	0	0	133	27
Durham Region	173	170	8	21	74	0	255	191
Ajax	13	66	0	21	0	0	13	87
Brock	2	0	0	0	0	0	2	0
Clarington	46	36	0	0	0	0	46	36
Oshawa	61	25	0	0	74	0	135	25
Pickering	13	25	0	0	0	0	13	25
Scugog	8	1	0	0	0	0	8	1
Uxbridge	0	3	0	0	0	0	0	3
Whitby	30	14	8	0	0	0	38	14
Remainder of Toronto CMA	80	64	1	5	0	0	81	69
Bradford West Gwillimbury	29	24	0	0	0	0	29	24
Town of Mono	21	4	0	2	0	0	21	6
New Tecumseth	28	25	1	3	0	0	29	28
Orangeville	2	11	0	0	0	0	2	11
Toronto CMA	1,309	1,008	416	1,713	0	190	1,725	2,911
Oshawa CMA	137	75	8	0	74	0	219	75
Greater Toronto Area (GTA)	1,376	1,029	441	1,708	74	190	1,891	2,927

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	330	307	3,970	16,769	233	920	4,533	17,996
Toronto	47	89	1,911	9,367	213	285	2,171	9,741
East York	18	17	0	0	0	2	18	19
Etobicoke	58	44	543	2,362	0	0	601	2,406
North York	154	116	1,118	4,683	20	0	1,292	4,799
Scarborough	37	36	398	357	0	184	435	577
York	16	5	0	0	0	449	16	454
York Region	1,553	1,736	906	1,531	202	1	2,661	3,268
Aurora	371	73	35	0	0	0	406	73
East Gwillimbury	103	12	0	0	0	0	103	12
Georgina Township	75	94	0	0	0	0	75	94
King Township	60	100	7	0	0	0	67	100
Markham	219	637	168	739	0	1	387	1,377
Newmarket	98	30	13	11	0	0	111	41
Richmond Hill	179	364	450	256	202	0	831	620
Vaughan	316	347	142	525	0	0	458	872
Whitchurch-Stouffville	132	79	91	0	0	0	223	79
Peel Region	2,088	1,342	358	511	281	0	2,727	1,853
Brampton	1,729	1,039	199	106	281	0	2,209	1,145
Caledon	262	210	0	0	0	0	262	210
Mississauga	97	93	159	405	0	0	256	498
Halton Region	672	728	255	140	0	0	927	868
Burlington	12	44	32	26	0	0	44	70
Halton Hills	161	20	0	0	0	0	161	20
Milton	237	318	0	0	0	0	237	318
Oakville	262	346	223	114	0	0	485	460
Durham Region	776	684	120	68	198	72	1,094	824
Ajax	66	232	18	68	0	0	84	300
Brock	6	3	0	0	0	0	6	3
Clarington	197	150	16	0	0	0	213	150
Oshawa	309	129	0	0	198	72	507	201
Pickering	72	91	0	0	0	0	72	91
Scugog	17	8	0	0	0	0	17	8
Uxbridge	23	9	0	0	0	0	23	9
Whitby	86	62	86	0	0	0	172	62
Remainder of Toronto CMA	336	304	10	12	1	0	347	316
Bradford West Gwillimbury	119	109	0	0	0	0	119	109
Town of Mono	76	63	0	3	1	0	77	66
New Tecumseth	127	101	10	9	0	0	137	110
Orangeville	14	31	0	0	0	0	14	31
Toronto CMA	5,128	4,705	5,485	19,005	717	921	11,330	24,631
Oshawa CMA	592	341	102	0	198	72	892	413
Greater Toronto Area (GTA)	5,419	4,797	5,609	19,019	914	993	11,942	24,809

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
April 2016	0	0.0	0	0.0	0	0.0	2	3.4	57	96.6	59	2,150,000	2,177,051
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	2,350,000	2,354,968
Year-to-date 2016	1	0.4	0	0.0	7	3.1	14	6.2	203	90.2	225	2,100,000	2,040,128
Year-to-date 2015	1	0.5	7	3.5	2	1.0	14	7.0	175	87.9	199	2,000,000	2,012,347
Toronto													
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	9	31.0	20	69.0	29	-	-
East York													
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	2	25.0	2	25.0	4	50.0	8	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Etobicoke													
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	-	-
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	55	100.0	55	-	1,685,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	43	100.0	43	-	-
North York													
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	-	-
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	-	-
Year-to-date 2016	0	0.0	0	0.0	1	0.9	0	0.0	116	99.1	117	-	1,938,462
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	104	100.0	104	-	-
Scarborough													
April 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	11.1	0	0.0	4	44.4	3	33.3	1	11.1	9	-	-
Year-to-date 2015	1	5.9	7	41.2	2	11.8	4	23.5	3	17.6	17	-	562,857
York													
April 2016	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	8	42.1	11	57.9	19	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
April 2016	28	10.3	44	16.1	53	19.4	50	18.3	98	35.9	273	850,000	911,993
April 2015	15	7.2	8	3.8	17	8.2	67	32.2	101	48.6	208	995,000	1,081,810
Year-to-date 2016	76	7.6	153	15.3	199	19.8	262	26.1	313	31.2	1,003	845,000	933,017
Year-to-date 2015	78	7.7	150	14.7	164	16.1	320	31.4	306	30.1	1,018	895,000	951,667
Aurora													
April 2016	0	0.0	0	0.0	1	2.6	7	17.9	31	79.5	39	1,130,000	1,083,580
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	37	17.1	133	61.6	46	21.3	216	865,000	914,445
Year-to-date 2015	0	0.0	6	8.2	16	21.9	38	52.1	13	17.8	73	875,000	958,711
East Gwillimbury													
April 2016	18	42.9	13	31.0	11	26.2	0	0.0	0	0.0	42	610,000	562,585
April 2015	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	33	32.0	51	49.5	18	17.5	0	0.0	1	1.0	103	610,000	578,611
Year-to-date 2015	8	66.7	3	25.0	1	8.3	0	0.0	0	0.0	12	-	-
Georgina Township													
April 2016	4	40.0	4	40.0	0	0.0	1	10.0	1	10.0	10	525,000	617,690
April 2015	13	81.3	2	12.5	1	6.3	0	0.0	0	0.0	16	400,000	444,923
Year-to-date 2016	27	40.3	33	49.3	2	3.0	3	4.5	2	3.0	67	525,000	565,468
Year-to-date 2015	65	84.4	3	3.9	5	6.5	1	1.3	3	3.9	77	395,000	465,987
King Township													
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	1,410,000	1,489,878
April 2015	0	0.0	0	0.0	2	8.0	6	24.0	17	68.0	25	1,320,000	1,236,611
Year-to-date 2016	0	0.0	0	0.0	1	1.6	6	9.7	55	88.7	62	1,410,000	1,437,636
Year-to-date 2015	0	0.0	0	0.0	3	3.2	31	33.3	59	63.4	93	1,210,000	1,219,599
Markham													
April 2016	4	14.3	7	25.0	10	35.7	3	10.7	4	14.3	28	760,000	802,128
April 2015	0	0.0	3	6.3	10	20.8	18	37.5	17	35.4	48	950,000	1,036,331
Year-to-date 2016	14	12.1	23	19.8	33	28.4	11	9.5	35	30.2	116	760,000	925,643
Year-to-date 2015	0	0.0	42	14.7	80	28.1	123	43.2	40	14.0	285	890,000	901,810
Newmarket													
April 2016	0	0.0	4	23.5	1	5.9	6	35.3	6	35.3	17	895,000	877,055
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	15	17.9	30	35.7	31	36.9	8	9.5	84	792,500	797,096
Year-to-date 2015	1	10.0	0	0.0	7	70.0	2	20.0	0	0.0	10	-	783,567
Richmond Hill													
April 2016	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	-	1,242,113
April 2015	0	0.0	1	1.6	1	1.6	25	40.3	35	56.5	62	1,017,500	1,204,823
Year-to-date 2016	0	0.0	0	0.0	12	15.8	30	39.5	34	44.7	76	955,000	1,287,486
Year-to-date 2015	1	0.8	7	5.6	21	16.8	43	34.4	53	42.4	125	950,000	1,077,478
Vaughan													
April 2016	1	1.0	15	14.4	30	28.8	30	28.8	28	26.9	104	845,000	902,321
April 2015	0	0.0	1	1.9	2	3.8	18	34.0	32	60.4	53	1,050,000	1,098,344
Year-to-date 2016	1	0.4	23	8.8	64	24.5	47	18.0	126	48.3	261	975,000	1,007,265
Year-to-date 2015	1	0.4	32	12.2	14	5.3	81	30.8	135	51.3	263	1,010,000	1,094,364
Whitchurch-Stouffville													
April 2016	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	5.6	8	44.4	2	11.1	1	5.6	6	33.3	18	-	911,833
Year-to-date 2015	2	2.5	57	71.3	17	21.3	1	1.3	3	3.8	80	600,000	632,071

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
April 2016	11	4.0	86	31.0	113	40.8	36	13.0	31	11.2	277	680,000	762,037
April 2015	16	10.3	57	36.5	49	31.4	16	10.3	18	11.5	156	650,000	718,404
Year-to-date 2016	97	8.5	399	34.8	403	35.2	162	14.1	85	7.4	1,146	670,000	720,801
Year-to-date 2015	156	19.5	323	40.4	190	23.8	58	7.3	73	9.1	800	610,000	672,096
Brampton													
April 2016	11	4.8	85	37.0	76	33.0	36	15.7	22	9.6	230	670,000	734,252
April 2015	16	11.9	55	40.7	44	32.6	11	8.1	9	6.7	135	640,000	663,729
Year-to-date 2016	95	10.2	382	41.0	283	30.4	134	14.4	38	4.1	932	645,000	680,390
Year-to-date 2015	156	23.5	287	43.3	164	24.7	39	5.9	17	2.6	663	590,000	608,976
Caledon													
April 2016	0	0.0	1	2.6	37	97.4	0	0.0	0	0.0	38	685,000	687,268
April 2015	0	0.0	2	15.4	5	38.5	5	38.5	1	7.7	13	765,000	802,515
Year-to-date 2016	2	1.3	17	10.6	120	75.0	8	5.0	13	8.1	160	685,000	743,340
Year-to-date 2015	0	0.0	36	47.4	26	34.2	9	11.8	5	6.6	76	675,000	697,237
Mississauga													
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	1,787,778
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	1,504,375
Year-to-date 2016	0	0.0	0	0.0	0	0.0	20	37.0	34	63.0	54	1,050,000	1,351,480
Year-to-date 2015	0	0.0	0	0.0	0	0.0	10	16.4	51	83.6	61	1,250,000	1,326,818
Halton Region													
April 2016	0	0.0	44	26.5	47	28.3	55	33.1	20	12.0	166	790,000	960,045
April 2015	8	7.4	63	58.3	2	1.9	14	13.0	21	19.4	108	530,000	772,270
Year-to-date 2016	1	0.2	127	25.4	160	32.0	135	27.0	77	15.4	500	780,000	918,187
Year-to-date 2015	33	8.6	153	40.1	43	11.3	64	16.8	89	23.3	382	610,000	927,171
Burlington													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	1,350,000
Year-to-date 2016	0	0.0	0	0.0	2	15.4	2	15.4	9	69.2	13	-	-
Year-to-date 2015	0	0.0	1	4.5	4	18.2	1	4.5	16	72.7	22	-	1,508,499
Halton Hills													
April 2016	0	0.0	3	23.1	6	46.2	4	30.8	0	0.0	13	790,000	781,831
April 2015	0	0.0	2	16.7	2	16.7	3	25.0	5	41.7	12	950,000	1,030,467
Year-to-date 2016	0	0.0	14	9.4	72	48.3	63	42.3	0	0.0	149	790,000	789,194
Year-to-date 2015	0	0.0	2	10.0	5	25.0	5	25.0	8	40.0	20	950,000	987,269
Milton													
April 2016	0	0.0	41	58.6	21	30.0	8	11.4	0	0.0	70	630,000	661,152
April 2015	8	10.4	61	79.2	0	0.0	1	1.3	7	9.1	77	520,000	640,813
Year-to-date 2016	1	0.5	113	57.1	66	33.3	15	7.6	3	1.5	198	645,000	673,222
Year-to-date 2015	31	16.5	149	79.3	0	0.0	1	0.5	7	3.7	188	520,000	575,301
Oakville													
April 2016	0	0.0	0	0.0	20	24.1	43	51.8	20	24.1	83	885,000	1,240,037
April 2015	0	0.0	0	0.0	0	0.0	10	66.7	5	33.3	15	985,000	1,086,459
Year-to-date 2016	0	0.0	0	0.0	20	14.3	55	39.3	65	46.4	140	962,500	1,401,921
Year-to-date 2015	2	1.3	1	0.7	34	22.4	57	37.5	58	38.2	152	982,500	1,279,561

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
April 2016	62	48.8	47	37.0	10	7.9	7	5.5	1	0.8	127	500,000	528,028
April 2015	63	45.0	48	34.3	27	19.3	2	1.4	0	0.0	140	515,000	537,785
Year-to-date 2016	232	41.9	214	38.6	86	15.5	19	3.4	3	0.5	554	525,000	541,491
Year-to-date 2015	283	53.5	167	31.6	61	11.5	14	2.6	4	0.8	529	490,000	513,551
Ajax													
April 2016	0	0.0	12	92.3	1	7.7	0	0.0	0	0.0	13	580,000	595,212
April 2015	18	32.7	19	34.5	17	30.9	1	1.8	0	0.0	55	590,000	582,431
Year-to-date 2016	4	6.2	39	60.0	22	33.8	0	0.0	0	0.0	65	600,000	606,711
Year-to-date 2015	90	45.9	65	33.2	37	18.9	4	2.0	0	0.0	196	505,000	536,514
Brock													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
April 2016	21	58.3	14	38.9	0	0.0	1	2.8	0	0.0	36	480,000	495,741
April 2015	27	77.1	5	14.3	3	8.6	0	0.0	0	0.0	35	390,000	442,582
Year-to-date 2016	65	51.6	55	43.7	3	2.4	3	2.4	0	0.0	126	495,000	495,978
Year-to-date 2015	96	75.6	23	18.1	6	4.7	2	1.6	0	0.0	127	385,000	431,544
Oshawa													
April 2016	26	51.0	20	39.2	3	5.9	2	3.9	0	0.0	51	500,000	510,647
April 2015	10	40.0	15	60.0	0	0.0	0	0.0	0	0.0	25	530,000	517,338
Year-to-date 2016	121	53.3	94	41.4	10	4.4	2	0.9	0	0.0	227	490,000	501,704
Year-to-date 2015	60	58.3	40	38.8	2	1.9	1	1.0	0	0.0	103	485,000	481,715
Pickering													
April 2016	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
April 2015	0	0.0	4	50.0	3	37.5	1	12.5	0	0.0	8	-	680,275
Year-to-date 2016	2	3.6	15	26.8	32	57.1	7	12.5	0	0.0	56	700,000	685,392
Year-to-date 2015	5	16.1	13	41.9	7	22.6	5	16.1	1	3.2	31	540,000	659,123
Scugog													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	16	76.2	4	19.0	0	0.0	1	4.8	0	0.0	21	390,000	414,689
Year-to-date 2015	7	77.8	2	22.2	0	0.0	0	0.0	0	0.0	9	-	-
Whitby													
April 2016	15	62.5	0	0.0	5	20.8	3	12.5	1	4.2	24	405,000	577,000
April 2015	5	35.7	5	35.7	4	28.6	0	0.0	0	0.0	14	575,000	555,485
Year-to-date 2016	24	40.7	7	11.9	19	32.2	6	10.2	3	5.1	59	590,000	629,332
Year-to-date 2015	25	39.7	24	38.1	9	14.3	2	3.2	3	4.8	63	540,000	587,844

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
April 2016	22	28.6	36	46.8	16	20.8	2	2.6	1	1.3	77	575,000	580,126
April 2015	44	78.6	10	17.9	2	3.6	0	0.0	0	0.0	56	435,000	443,095
Year-to-date 2016	76	24.1	176	55.9	52	16.5	9	2.9	2	0.6	315	570,000	578,096
Year-to-date 2015	188	66.9	63	22.4	29	10.3	1	0.4	0	0.0	281	450,000	483,589
Bradford West Gwillimbury													
April 2016	16	59.3	11	40.7	0	0.0	0	0.0	0	0.0	27	500,000	532,101
April 2015	15	62.5	8	33.3	1	4.2	0	0.0	0	0.0	24	470,000	498,115
Year-to-date 2016	32	29.6	72	66.7	4	3.7	0	0.0	0	0.0	108	575,000	559,934
Year-to-date 2015	76	74.5	23	22.5	3	2.9	0	0.0	0	0.0	102	460,000	483,367
Town of Mono													
April 2016	1	4.8	5	23.8	13	61.9	2	9.5	0	0.0	21	650,000	667,381
April 2015	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	11	14.5	26	34.2	30	39.5	8	10.5	1	1.3	76	645,000	667,479
Year-to-date 2015	5	7.8	36	56.3	23	35.9	0	0.0	0	0.0	64	650,000	651,822
New Tecumseth													
April 2016	5	18.5	20	74.1	1	3.7	0	0.0	1	3.7	27	550,000	560,286
April 2015	22	95.7	1	4.3	0	0.0	0	0.0	0	0.0	23	375,000	379,808
Year-to-date 2016	29	24.8	75	64.1	12	10.3	0	0.0	1	0.9	117	535,000	541,383
Year-to-date 2015	93	95.9	2	2.1	1	1.0	1	1.0	0	0.0	97	380,000	389,369
Orangeville													
April 2016	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
April 2015	4	80.0	0	0.0	1	20.0	0	0.0	0	0.0	5	-	470,120
Year-to-date 2016	4	28.6	3	21.4	6	42.9	1	7.1	0	0.0	14	-	-
Year-to-date 2015	14	77.8	2	11.1	2	11.1	0	0.0	0	0.0	18	-	411,908
Toronto CMA													
April 2016	61	7.0	223	25.7	231	26.6	146	16.8	207	23.8	868	745,000	925,125
April 2015	104	16.7	161	25.9	90	14.5	99	15.9	167	26.9	621	695,000	884,881
Year-to-date 2016	273	8.2	913	27.5	873	26.3	588	17.7	671	20.2	3,318	715,000	885,218
Year-to-date 2015	558	19.3	775	26.8	468	16.2	465	16.1	628	21.7	2,894	675,000	860,012
Oshawa CMA													
April 2016	62	55.9	34	30.6	8	7.2	6	5.4	1	0.9	111	480,000	520,159
April 2015	42	56.8	25	33.8	7	9.5	0	0.0	0	0.0	74	482,500	489,197
Year-to-date 2016	210	51.0	156	37.9	32	7.8	11	2.7	3	0.7	412	495,000	518,230
Year-to-date 2015	181	61.8	87	29.7	17	5.8	5	1.7	3	1.0	293	470,000	482,788
Greater Toronto Area													
April 2016	101	11.2	221	24.5	223	24.7	150	16.6	207	22.9	902	710,000	904,700
April 2015	102	15.9	176	27.4	95	14.8	99	15.4	171	26.6	643	687,500	884,978
Year-to-date 2016	407	11.9	893	26.1	855	24.9	592	17.3	681	19.9	3,428	705,000	869,523
Year-to-date 2015	551	18.8	800	27.3	460	15.7	470	16.1	647	22.1	2,928	675,000	865,594

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2016

Submarket	April 2016	April 2015	% Change	YTD 2016	YTD 2015	% Change
Toronto City	2,177,051	2,354,968	-7.6	2,040,128	2,012,347	1.4
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	1,685,000	-	n/a
North York	-	-	n/a	1,938,462	-	n/a
Scarborough	-	-	n/a	-	562,857	n/a
York	-	-	n/a	-	-	n/a
York Region	911,993	1,081,810	-15.7	933,017	951,667	-2.0
Aurora	1,083,580	-	n/a	914,445	958,711	-4.6
East Gwillimbury	562,585	-	n/a	578,611	-	n/a
Georgina Township	617,690	444,923	38.8	565,468	465,987	21.3
King Township	1,489,878	1,236,611	20.5	1,437,636	1,219,599	17.9
Markham	802,128	1,036,331	-22.6	925,643	901,810	2.6
Newmarket	877,055	-	n/a	797,096	783,567	1.7
Richmond Hill	1,242,113	1,204,823	3.1	1,287,486	1,077,478	19.5
Vaughan	902,321	1,098,344	-17.8	1,007,265	1,094,364	-8.0
Whitchurch-Stouffville	-	-	n/a	911,833	632,071	44.3
Peel Region	762,037	718,404	6.1	720,801	672,096	7.2
Brampton	734,252	663,729	10.6	680,390	608,976	11.7
Caledon	687,268	802,515	-14.4	743,340	697,237	6.6
Mississauga	1,787,778	1,504,375	18.8	1,351,480	1,326,818	1.9
Halton Region	960,045	772,270	24.3	918,187	927,171	-1.0
Burlington	-	1,350,000	n/a	-	1,508,499	n/a
Halton Hills	781,831	1,030,467	-24.1	789,194	987,269	-20.1
Milton	661,152	640,813	3.2	673,222	575,301	17.0
Oakville	1,240,037	1,086,459	14.1	1,401,921	1,279,561	9.6
Durham Region	528,028	537,785	-1.8	541,491	513,551	5.4
Ajax	595,212	582,431	2.2	606,711	536,514	13.1
Brock	-	-	n/a	-	-	n/a
Clarington	495,741	442,582	12.0	495,978	431,544	14.9
Oshawa	510,647	517,338	-1.3	501,704	481,715	4.1
Pickering	-	680,275	n/a	685,392	659,123	4.0
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	414,689	-	n/a
Whitby	577,000	555,485	3.9	629,332	587,844	7.1
Remainder of Toronto CMA	580,126	443,095	30.9	578,096	483,589	19.5
Bradford West Gwillimbury	532,101	498,115	6.8	559,934	483,367	15.8
Town of Mono	667,381	-	n/a	667,479	651,822	2.4
New Tecumseth	560,286	379,808	47.5	541,383	389,369	39.0
Orangeville	-	470,120	n/a	-	411,908	n/a
Toronto CMA	925,125	884,881	4.5	885,218	860,012	2.9
Oshawa CMA	520,159	489,197	6.3	518,230	482,788	7.3
Greater Toronto Area (GTA)	904,700	884,978	2.2	869,523	865,594	0.5

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Toronto Area
April 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	4,355	5.3	7,895	9,596	13,437	58.8	552,575	4.9	574,080
	February	6,338	10.6	8,060	10,503	12,741	63.3	596,163	7.8	591,393
	March	8,940	10.6	8,190	15,531	13,472	60.8	613,933	10.1	603,060
	April	11,303	16.5	8,426	18,117	13,401	62.9	635,932	10.0	609,392
	May	11,706	5.7	8,859	18,697	13,493	65.7	649,599	11.0	616,817
	June	11,992	17.8	8,803	17,746	13,528	65.1	639,184	12.3	623,288
	July	9,880	7.4	8,636	14,699	13,341	64.7	609,236	10.6	622,225
	August	7,998	5.2	8,555	12,628	13,677	62.6	602,607	10.3	627,462
	September	8,200	1.9	8,325	16,077	13,503	61.7	627,395	9.4	627,765
	October	8,804	2.9	8,568	13,339	13,580	63.1	630,876	7.4	627,259
	November	7,385	13.3	8,868	9,609	13,443	66.0	632,685	9.5	636,682
	December	4,945	11.2	8,662	4,783	13,710	63.2	609,110	9.4	639,873
2016	January	4,672	7.3	9,034	8,957	13,229	68.3	631,092	14.2	657,820
	February	7,621	20.2	9,273	11,275	12,991	71.4	685,278	14.9	679,067
	March	10,326	15.5	9,197	14,864	12,570	73.2	688,181	12.1	677,221
	April	12,085	6.9	9,197	16,252	12,250	75.1	739,082	16.2	704,339
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	19,633	9.4		35,630			594,586	8.3	
	Q1 2016	22,619	15.2		35,096			675,411	13.6	
	YTD 2015	30,936	11.9		53,747			609,692	9.0	
	YTD 2016	34,704	12.2		51,348			697,583	14.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Durham Region
April 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	487	6.1	875	818	1,226	71.4	409,814	4.5	420,021
	February	699	17.9	883	1,028	1,224	72.1	420,532	13.6	422,189
	March	1,043	15.9	931	1,427	1,198	77.7	428,876	13.8	426,280
	April	1,250	14.7	941	1,692	1,247	75.5	437,473	13.2	428,602
	May	1,259	-0.7	972	1,734	1,260	77.1	445,611	15.0	435,762
	June	1,416	27.7	1,077	1,693	1,286	83.7	451,400	14.7	439,803
	July	1,120	5.4	961	1,412	1,240	77.5	448,585	14.1	441,918
	August	940	8.3	951	1,262	1,294	73.5	443,912	15.0	444,642
	September	925	-0.5	927	1,417	1,252	74.0	435,075	9.4	437,640
	October	941	1.3	944	1,211	1,267	74.5	440,623	12.8	446,180
	November	757	9.7	934	914	1,267	73.7	448,454	12.5	450,713
	December	531	19.6	971	470	1,317	73.7	444,415	15.6	461,023
2016	January	481	-1.2	888	739	1,184	75.0	440,771	7.6	451,852
	February	808	15.6	974	990	1,165	83.6	489,780	16.5	489,055
	March	1,111	6.5	985	1,386	1,166	84.5	489,151	14.1	485,895
	April	1,265	1.2	953	1,524	1,149	82.9	515,212	17.8	501,202
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	2,229	14.2		3,273			422,095	11.5	
	Q1 2016	2,400	7.7		3,115			479,667	13.6	
	YTD 2015	3,479	14.4		4,965			427,620	12.1	
	YTD 2016	3,665	5.3		4,639			491,936	15.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
April 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	3,076	7.6	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,084	7.4	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,105	7.2	66.0	942
	April	561	2.89	4.64	124.5	127.7	3,122	7.2	66.2	944
	May	561	2.89	4.64	125.1	128.5	3,146	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,170	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,198	6.6	67.2	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.8	67.5	982
	September	561	2.89	4.64	127.3	129.0	3,217	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,214	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,210	7.0	67.3	991
	December	561	3.14	4.64	128.4	128.7	3,219	7.0	67.3	990
2016	January	561	3.14	4.64	128.7	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	129.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	129.7	130.3	3,212	7.3	67.2	993
	April	561	3.14	4.64		130.7	3,210	7.5	67.1	996
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
April 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	205.6	6.9	69.3	960
	February	567	2.89	4.74	123.7	127.2	203.5	7.1	68.6	979
	March	567	2.89	4.74	124.2	127.9	200.7	7.4	67.8	1,007
	April	561	2.89	4.64	124.5	127.7	198.0	7.6	67.0	1,027
	May	561	2.89	4.64	125.1	128.5	196.7	7.7	66.5	1,025
	June	561	2.89	4.64	125.9	128.8	194.6	7.7	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.4	7.8	63.9	989
	August	561	2.89	4.64	127.1	128.7	186.4	8.0	63.0	973
	September	561	2.89	4.64	127.3	129.0	185.5	8.3	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.1	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.9	7.8	65.8	1,001
	December	561	3.14	4.64	128.4	128.7	202.9	6.9	67.4	1,001
2016	January	561	3.14	4.64	128.7	129.0	207.9	6.4	68.6	996
	February	561	3.14	4.64	129.2	129.4	209.9	6.1	68.9	990
	March	561	3.14	4.64	129.7	130.3	210.9	6.1	69.1	980
	April	561	3.14	4.64		130.7	211.7	6.0	69.2	970
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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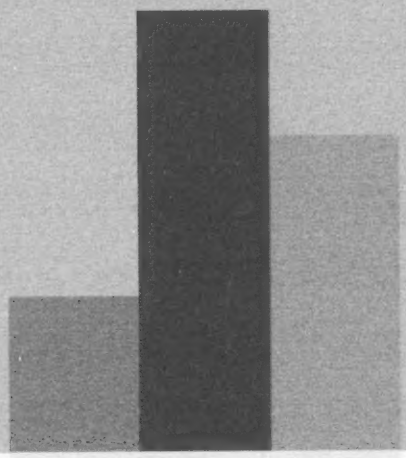

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- Housing Market Outlook, Major Centres
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